

## **1.0 EXECUTIVE SUMMARY**

The purpose of this Environmental Impact Report (EIR) is to evaluate the environmental effects of the proposed City of Chula Vista General Plan Update. The General Plan defines the framework by which the City's physical and economic resources are to be managed and used in the future. The General Plan Update includes newly proposed goals, objectives, policies, and implementation proposals that have been designed to implement the community's vision for the future. The policies and implementation proposals would be used by the City to guide day-to-day decision-making so there is continuing progress towards attainment of goals.

This summary provides a brief synopsis of the project description, project alternatives considered, and results of the environmental analysis contained in this EIR. By necessity, this summary does not contain the extensive background and analysis found in the document. Therefore, the reader should review the entire document to fully understand the project and its environmental consequences.

### **1.1 Project Location and Setting**

The city of Chula Vista is located in southern San Diego County, between National City and the southernmost portion of the city of San Diego which abuts the U.S.-Mexican border. Chula Vista encompasses approximately 52 square miles of land from the San Diego Bay to the Otay Lakes, generally between Sweetwater River and Otay River. In addition to the city of Chula Vista, the General Plan boundary includes lands within the county of San Diego unincorporated area identified within the Sweetwater Community Planning Area and Jamul/Dulzura and Otay Subregional Planning Areas as well as portions of the cities of National City and San Diego.

The city of Chula Vista consists of older residential areas, vibrant urban neighborhoods, and newer, master-planned communities. Chula Vista's west side (west of Interstate 805 [I-805]) is largely developed, while the east side (east of I-805) is experiencing a sustained period of strong growth. Some adjacent areas in neighboring jurisdictions (San Diego, National City, and Coronado) are largely built out; however, some areas (such as Otay Mesa in San Diego to the south) are growing. County land to the east of Chula Vista is generally vacant and undeveloped. Several industrial and office employment centers are located throughout the city in both western and eastern Chula Vista. Recreational opportunities within the city include four golf courses, two harbor marinas, miles of pedestrian, biking, and equestrian trails, and numerous parks and other recreation facilities.

## **1.2 Project Background**

State law (Government Code Section 65300) requires that each city and county adopt a comprehensive General Plan. The proposed project fulfills this requirement by updating the City's adopted General Plan, which was last comprehensively updated on July 11, 1989 and subsequently amended in 1993 to include planning for the Otay Ranch project.

The General Plan team of staff and consultants prepared baseline and areawide studies for the City of Chula Vista. These baselines studies were prepared to present the most recent data available for the City of Chula Vista. The reports included a description of current regulatory requirements that would be relevant to planning and development of the city, as well as a description of current planning activities in the region. The baseline and areawide studies addressed aspects of the community that were considered in the planning process, such as circulation, public services and facilities, biological resources, geology, paleontology, and cultural resources, noise, and air quality. These documents provide much of the technical background data necessary to prepare a General Plan EIR.

The City has maintained a website ([http://www.chulavistaca.gov/City\\_Services/Development\\_Services/Planning\\_Building/General\\_Plan/default.asp](http://www.chulavistaca.gov/City_Services/Development_Services/Planning_Building/General_Plan/default.asp)) to regularly disseminate General Plan Update information. Workshops, the Internet, and community meetings were part of an extensive outreach program to involve the public in the update of the General Plan. As part of the public outreach and participation program for the General Plan Update, the City Council authorized the formation of citizen committees. The committees helped guide the process and assisted in preparation of the Update by providing a means for ongoing involvement by key community stakeholder interests (e.g., education, business, environment, housing, community services, etc.), select City boards and commissions, and residents.

The committee structure consisted of a Steering Committee, and three Subcommittees related to major topic areas of the General Plan Update: Economic Development; Environment, Open Space & Sustainable Development; and Infrastructure & Services. Each Subcommittee consisted of 13 to 14 people and included representation from City boards and commissions, community organizations, and residents. The Steering Committee has 13 members, which includes one representative from each of the Subcommittees. The Steering Committee has provided oversight to the General Plan Update process, and facilitated communication among key stakeholders by providing a conduit for sharing information, issues, and the perspectives of diverse interests in the community. The three Subcommittees have served as a means to identify and discuss issues and concerns, key goals and objectives related to each of their particular subject areas. They have also reviewed information from related technical studies, and reviewed the draft General Plan elements within their subject areas.

This EIR assesses the environmental impacts of the City of Chula Vista's General Plan Update and associated actions. It proposes an update of the City's General Plan, which was last comprehensively updated in 1989. It constitutes a Program EIR under the provisions of Section 15168 of the State CEQA Guidelines. A Program EIR allows for review of a series of contemplated actions. The City of Chula Vista and other agencies will be able to use information presented in this Program EIR to determine if additional environmental review is required for subsequent actions linked to the project. The document was prepared in accordance with the California Environmental Quality Act (CEQA) of 1970 as amended and the guidelines of the City of Chula Vista.

### **1.3 Project Description**

The proposed comprehensive update of the adopted Chula Vista General Plan addresses the state-mandated General Plan elements as well as other issues that are important to the community. The proposed General Plan Update text will contain the following elements, in addition to the current Housing Element: Land Use and Transportation Element; Economic Development Element; Public Facilities and Services Element; Growth Management Element; and Environmental Element. The text will also contain additional chapters, including an implementation chapter. One element of the adopted General Plan, the Housing Element, is not a part of the current update. The Chula Vista Housing Element was last amended on May 28, 2002. State law requires an update of the Housing Element by the state deadline. The current Chula Vista Housing Element covers the five-year period from 1999 to 2004, and was originally self-certified by the City on December 19, 2000, pursuant to a state-approved program for jurisdictions in the San Diego Region. Based on later financial qualifying provisions for particular housing assistance funds, in 2002, the City submitted the Housing Element for additional certification by state HCD, and re-adopted the state-certified document on May 28, 2002. Jurisdictions within the San Diego Association of Government's COG are currently working on Housing Element updates for the 2005 to 2010 planning cycle. Chula Vista currently anticipates adoption of the Housing Element update by early 2006. The updated Housing Element will be structured to include formatting consistent with the overall General Plan, and will be incorporated at such time as it is adopted.

In addition to the formulation of the new General Plan elements, land use and circulation changes in three of the four planning areas of the city, the Northwest, Southwest, and East Planning Areas, are proposed. The Bayfront Planning Area is currently undergoing planning evaluation under a separate process with the Unified Port of San Diego. Therefore, the Bayfront Planning Area is not a part of the General Plan Update and no land use designation or Circulation Element roadway changes are proposed within this area. Three scenarios were initially developed for each of the three planning areas. The effects of each of those scenarios were considered as were their effectiveness in achieving long-term objectives. As a result of that consideration, a preferred plan was developed. Each of these plans—the Preferred Plan and three initial scenarios—have been reviewed for environmental effects at a sufficient level of detail to provide decision-

makers with the flexibility to approve land use and circulation amendments addressed throughout the range of the scenarios, not simply those which are a part of the preferred plan. Table 1-1 provides a comparison of the major land use changes by planning subarea for each of the proposed scenarios (Preferred Plan and Scenarios 1-3). There are limited additional land use changes described in this report. The areas proposed for change are illustrated on Figures 1-1 through 1-3.

For the majority of the city, the proposed General Plan Update would not promote changes to existing land uses. The Preferred Plan and each of the scenarios seeks to provide a framework that integrates the various neighborhoods of the city and preserves existing community character and valued physical attributes, including the city's older, stable residential neighborhoods, while providing for new development. In formulating the Preferred Plan and the three scenarios, emphasis has been placed on land uses that would potentially stimulate revitalization in developed areas and physically enhance the existing and planned neighborhoods in which they occur. Facilitating connections between the various city neighborhoods is another important goal with the desired consequence being to attract residents from throughout the city to each area's unique attributes. Specific policies have been developed to address the needs of targeted areas within the update area boundary. These general policies are intended to protect or improve, through ultimate design and construction, those attributes that contribute to a positive city image and circulation improvements that facilitate mobility throughout the city and between the city and surrounding jurisdictions.

The proposed discretionary actions to be considered by the Chula Vista City Council associated with the General Plan Update consist of the following:

### **City of Chula Vista General Plan Amendment**

A General Plan Amendment is required for the comprehensive update to the City of Chula Vista General Plan. The proposed Chula Vista General Plan Amendment includes provisions to:

- (1) Adopt a new General Plan text, comprised of five new elements consisting of revisions to the elements comprising the current General Plan, with the exception of the current Housing Element. The proposed new elements consist of the following: Land Use and Transportation Element; Economic Development Element; Public Facilities and Services Element; Growth Management Element; and Environmental Element. The proposed General Plan text also contains additional chapters, including an implementation chapter.
- (2) Adopt a new General Plan Land Use Diagram to provide for land use changes within focused areas as described in the preceding pages and to establish the following new land use designations: Mixed Use Residential, Mixed Use

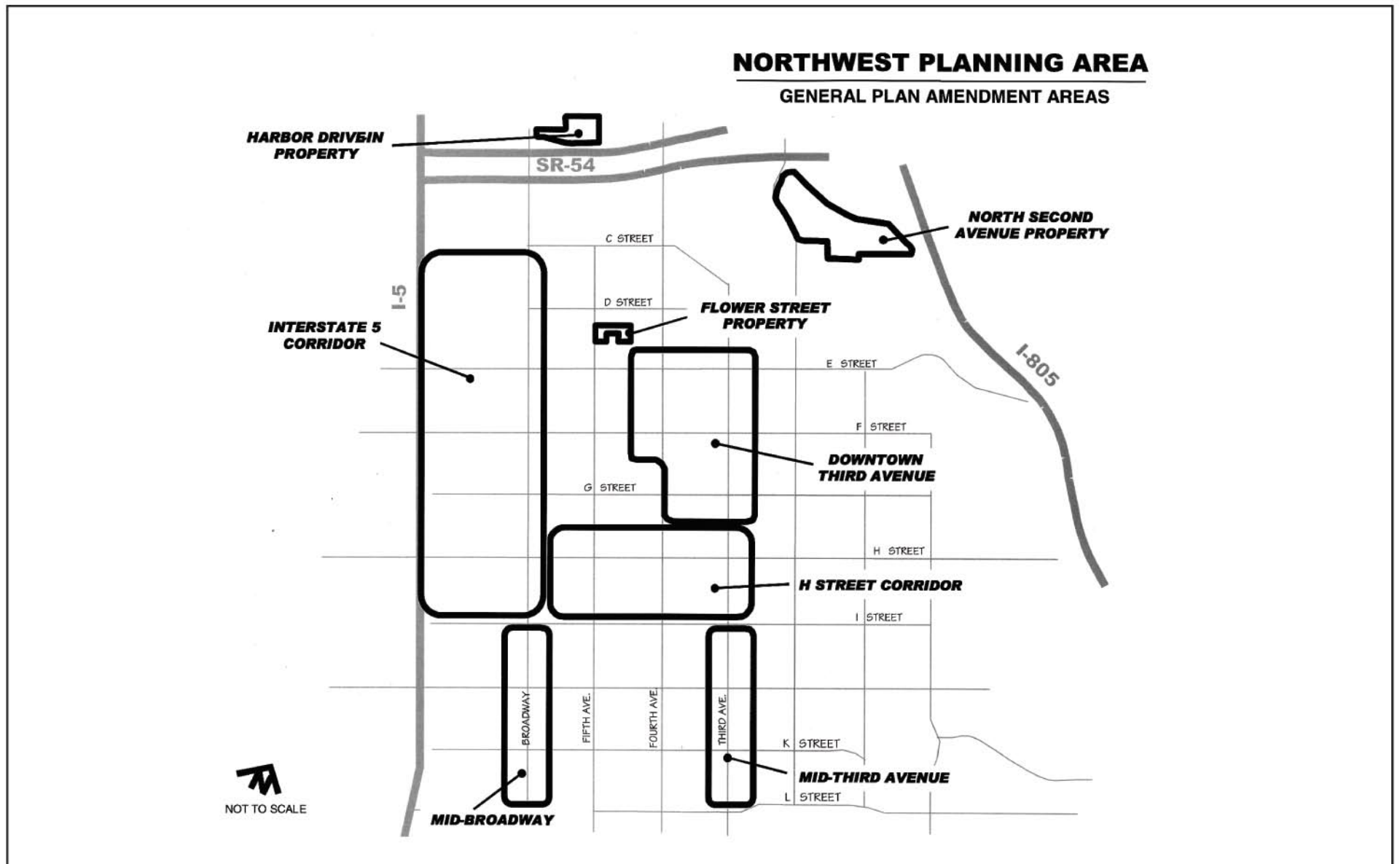
**TABLE 1-1  
PROPOSED LAND USES**

		Subarea					
		<u>Otay Ranch</u>		<u>Montgomery</u>		<u>Urban Core</u>	
	Type	Acres	Units	Acres	Units	Acres	Units
Preferred Plan	Commercial	388†	4,015	231	0	295	228
	Industrial	501*	0	295	0	0	0
	Open space	86	0	124	71	17	0
	Park	384	0	54	0	20	0
	Public	732	0	46	21	82	23
	Residential	<u>981</u>	<u>10,226</u>	<u>380</u>	<u>8,082</u>	<u>617</u>	<u>16,505</u>
	Total	3,072*	14,241	1,130	8,174	1,031	16,756
Scenario 1	Commercial	424†	2,332*	243	54	299	185
	Industrial	301	0	331	0	0	0
	Open space	86	0	116	71	17	0
	Park	375	0	25	0	9	0
	Public	806	0	46	21	83	23
	Residential	<u>1,080</u>	<u>9,326</u>	<u>369</u>	<u>7,533</u>	<u>623</u>	<u>16,882</u>
	Total	3,072*	11,658	1,130	7,679	1,031	17,090
Scenario 2	Commercial	439†	2,332	162	0	302	228
	Industrial	211*	0	395	0	0	0
	Open space	11	0	113	71	17	0
	Park	382	0	25	0	9	0
	Public	651	0	46	21	89	23
	Residential	<u>1,378</u>	<u>13,253</u>	<u>389</u>	<u>8,308</u>	<u>614</u>	<u>15,413</u>
	Total	3,072*	15,585	1,130	8,400	1,031	15,664
Scenario 3	Commercial	442†	2,332	219	54	321	186
	Industrial	679	0	317	0	0	0
	Open space	75	0	113	71	17	0
	Park	323	0	25	0	9	0
	Public	847	0	46	21	89	23
	Residential	<u>706</u>	<u>6,473</u>	<u>410</u>	<u>8,851</u>	<u>595</u>	<u>15,969</u>
	Total	3,072*	8,805	1,130	8,997	1,031	16,178

NOTE: Totals may vary due to rounding.

\*Includes 46 acres west of Village Two West (known as Sunbow) that are not included in Scenario 1 and Scenario 3.

†EUC is included in commercial acreage, which includes multiple uses on 209 acres, excluding park acreage.



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FIGURE 1-1  
General Plan Amendment Areas within the Northwest Planning Area

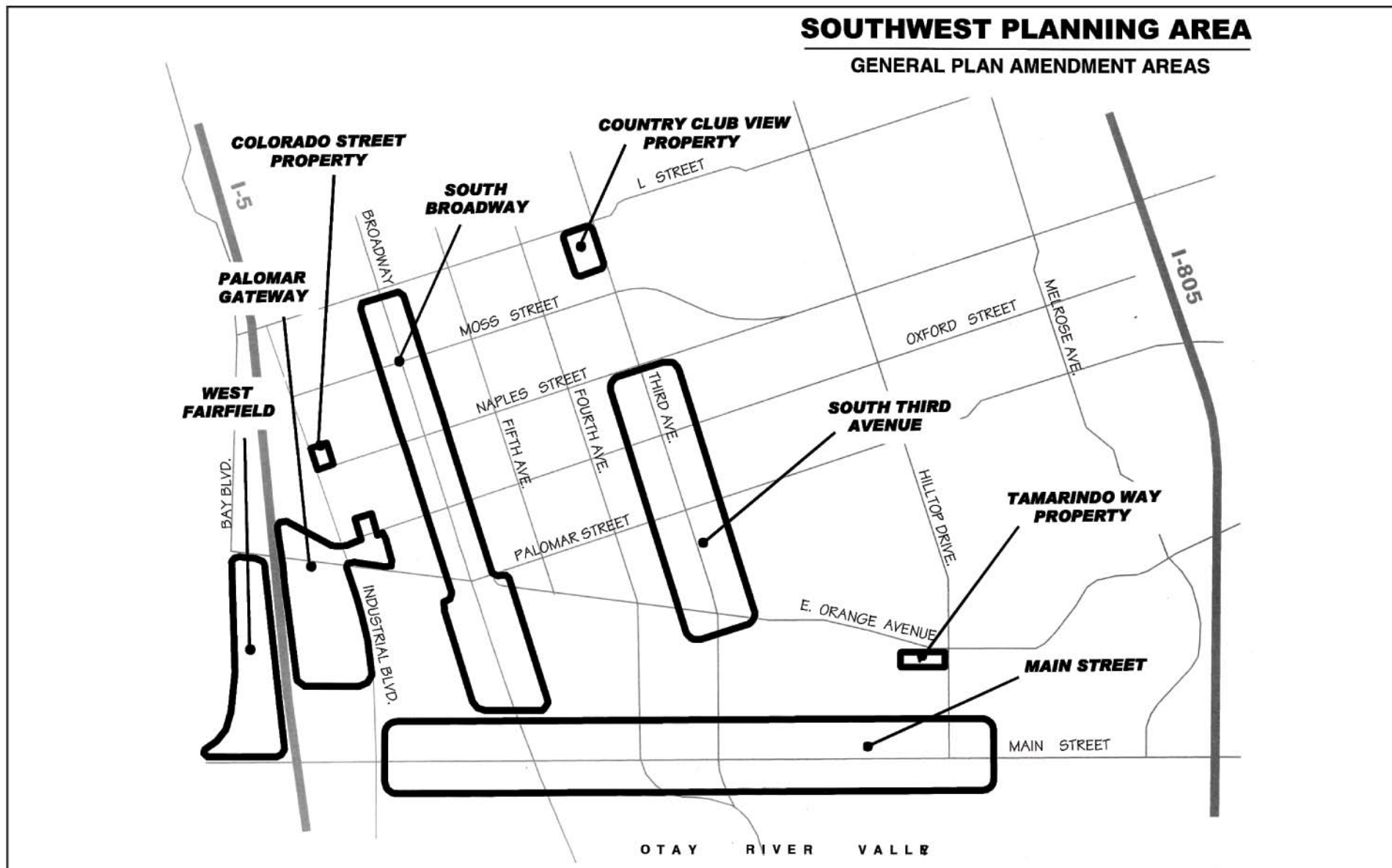


FIGURE 1-2  
General Plan Amendment Areas within the Southwest Planning Area

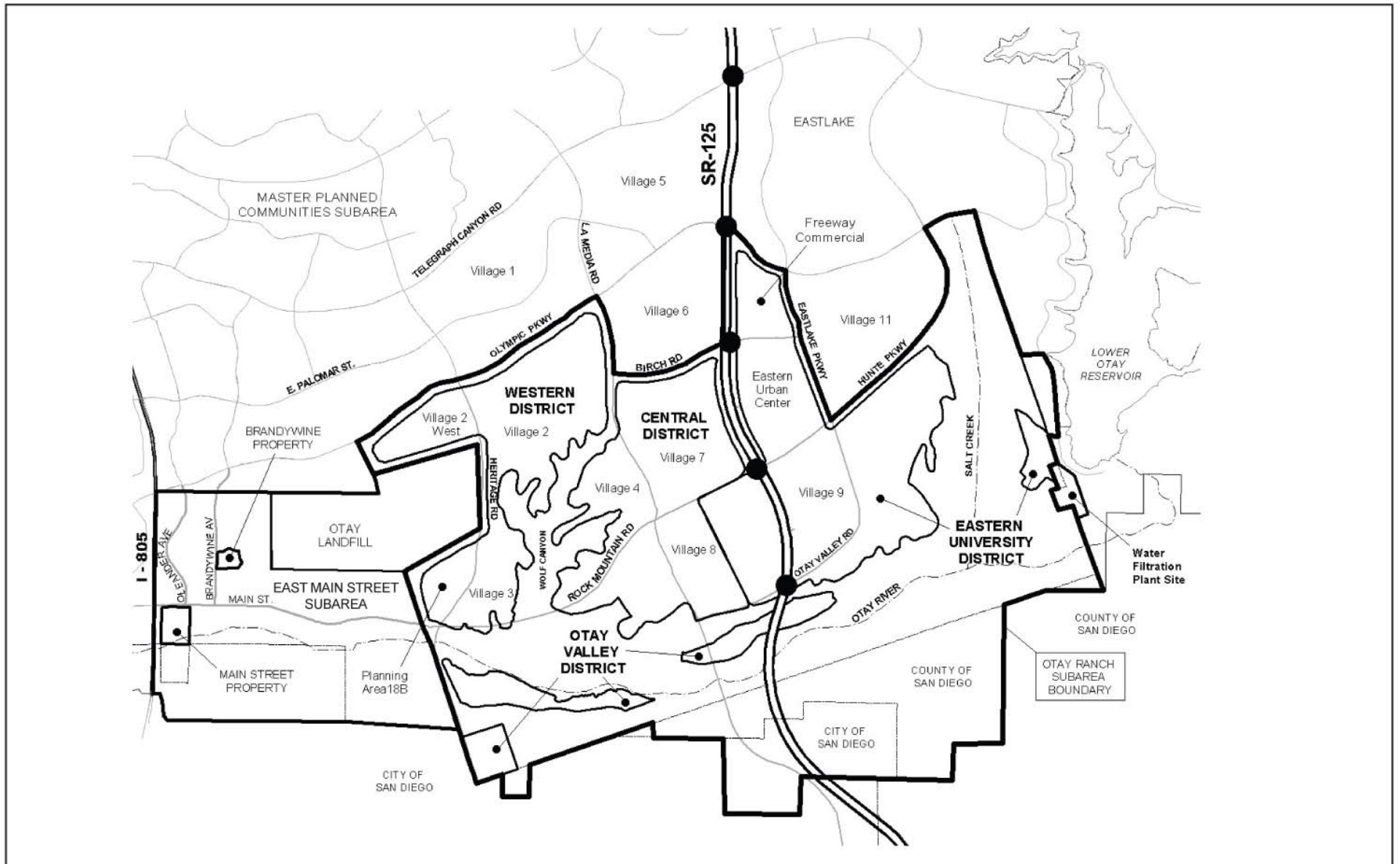


FIGURE 1-3 (Map 1 of 2)  
General Plan Amendment Areas within the East Planning Area



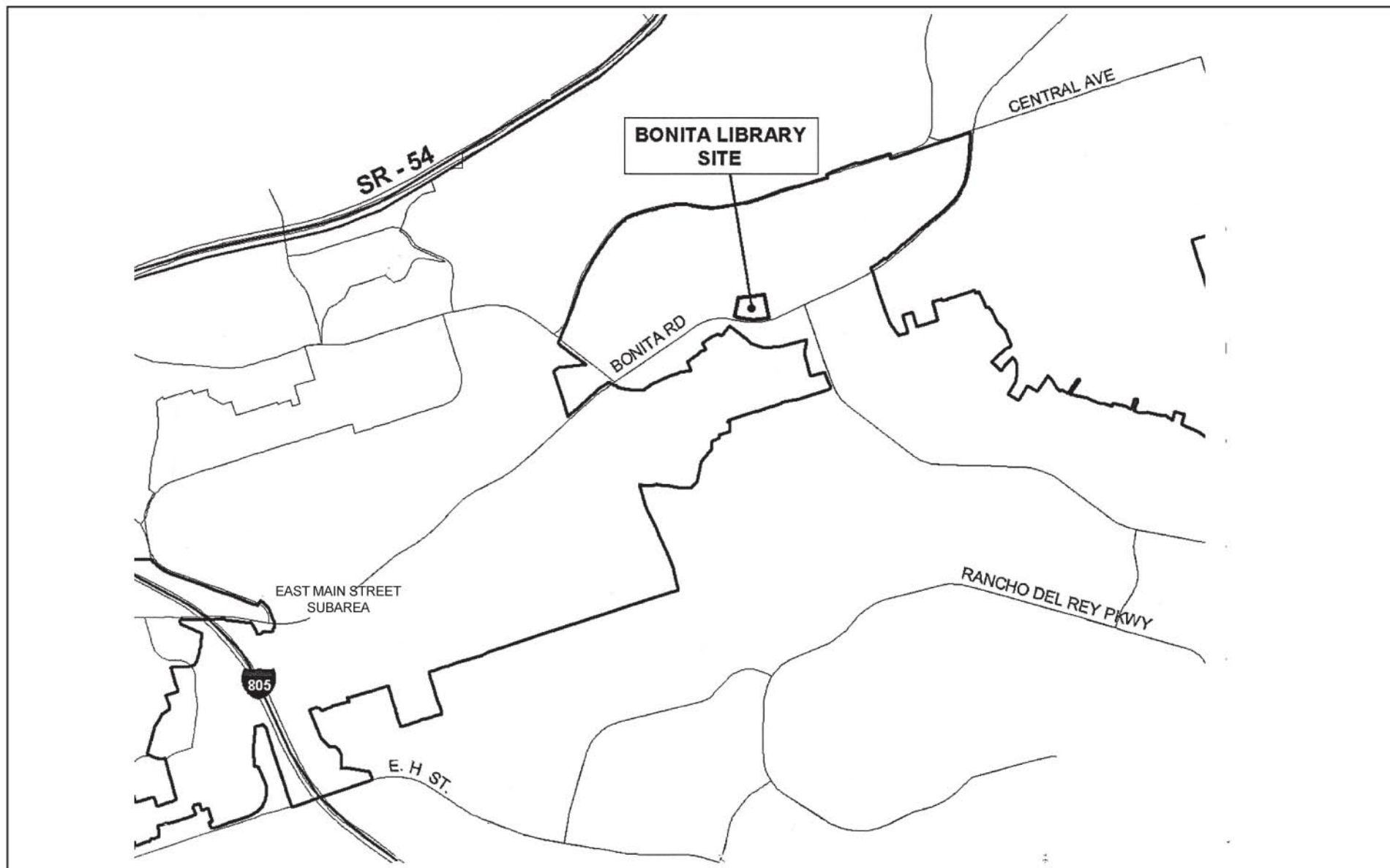


FIGURE 1-3 (Map 2 of 2)  
General Plan Amendment Areas within the East Planning Area

Commercial, Mixed Use Transit Focus Area, and Urban Core Residential (28-60 dwelling units/acre), Town Center, and a University Study Area. The adoption of the new land use diagram also includes the redesignation of areas currently designated as Open Space throughout the General Plan Area to Open Space, Open Space Preserve, and Open Space-Active Recreation in accordance with the definition of these proposed land use categories in the proposed Land Use and Transportation Element. For example, the land use designation of all areas within the Chula Vista MSCP Preserve are proposed to be changed to Open Space Preserve.

- (3) Adopt a new Circulation Diagram and Transit System.

**City of Chula Vista Multiple Species Conservation Program (MSCP) Subarea Plan/Otay Ranch General Development Plan/Otay Ranch Resource Management Plan**

The proposed General Plan Amendment includes a modification of the General Plan Land Use Diagram to ensure that the general map corresponds to the adopted Chula Vista MSCP Subarea Plan. The Chula Vista MSCP Subarea Plan is part of the General Plan. The proposed Chula Vista General Plan Amendment includes provisions:

- (1) Amend the Otay Ranch General Development Plan (GDP) and Resource Management Plan (RMP) to redefine the eastern and southern boundaries of Villages 9, 10, and 11 consistent with the adopted City of Chula Vista MSCP Subarea Plan.
- (2) Amend the Otay Ranch GDP and RMP to include approximately 52 acres of developable University land in the southeastern portion of Salt Creek consistent with the adopted City of Chula Vista MSCP Subarea Plan.
- (3) Amend the General Plan and Otay Ranch GDP land use maps to add a note of clarification denoting the development areas that have been acquired for open space purposes within Villages 14, 15, and Bella Lago.
- (4) Amend the City of Chula Vista MSCP Subarea Plan to implement a mapping correction to change approximately 45 acres of active recreation land uses within the Otay River Valley to Preserve.
- (5) The MSCP Subarea Plan is incorporated into the Environmental Element.

## **Otay Ranch General Development Plan Amendment**

Amendments are proposed to the Otay Ranch General Development Plan, consisting of revisions to the GDP text and to the GDP land use maps and tables that are consistent with the proposed General Plan Amendment.

## **Sunseting of the Montgomery Specific Plan**

The proposed General Plan Update Land Use and Transportation Element contains a Southwest Area Plan, which covers the Montgomery Specific Plan area. Relevant policies and other provisions from the 1988 Montgomery Specific Plan will be included within the Southwest Area Plan, along with current information and new policies and provisions. As a result, the Montgomery Specific Plan is proposed to be sunset with the adoption of the General Plan Update.

### **1.4 Environmental Analysis**

Section 21002 of CEQA requires that an environmental impact report identify the significant effects of a project on the environment and provide measures or alternatives that can mitigate or avoid those effects.

This document incorporates by reference previous environmental documents covering environmental issues relevant to the approval of the General Plan Update. Table 1-2 provides a summary of the previous environmental documents from which this EIR has incorporated by reference. The documents used during the preparation of the EIR are available for review at the City of Chula Vista Planning & Building Department, 276 Fourth Avenue, Chula Vista, California 91910.

The environmental issues identified for assessment in the EIR include land use, landform alteration/aesthetics, biological resources, cultural resources, geology and soils, paleontological resources, energy, water resources and water quality, transportation, air quality, noise, public services, public utilities, hazards/risk of upset, mineral, growth inducement, and cumulative impacts.

Table 1-3 summarizes the potentially significant environmental impacts and proposed mitigation measures by major issue for the Preferred Plan and each of the scenarios as analyzed in Section 5.0 of this EIR. Please refer to this section for detailed information on impacts and specific mitigation measures. The table indicates whether the impact would be reduced to below a level of significance with implementation of proposed mitigation for the Preferred Plan and each of the scenarios.

The General Plan is a broad policy level document. While its policies require design standards and guidelines be prepared for its implementation, those standards and

**TABLE 1-2**  
**ENVIRONMENTAL DOCUMENTS INCORPORATED BY REFERENCE**

Date	Document
1989	City of Chula Vista General Plan EIR
1989	City of Chula Vista General Plan Update
1992	Final Program EIR for the Otay Ranch General Development Plan/Sub-Regional Plan EIR (90-01)
1992	Otay Ranch General Development and Sub-Regional Plan
1997	MSCP Subregional Plan Final EIR/EIS
2000	San Diego County Water Authority Urban Water Management Plan
2000	Technical Appendices for Final Environmental Impact Report Otay Landfill Development and Expansion Plan, February.
2000	Otay Water District 2000 Urban Water Management Plan
2000	Sweetwater Authority Urban Water Management Plan
2000	Chula Vista MSCP Subarea Plan Final EIR/EIS
2002	Sweetwater Authority Water Distribution System Master Plan
2002	Otay Water District Water Resources Master Plan
2002	Revised Chula Vista MSCP Subarea Plan Supplemental EIR/EA
2003	Metropolitan Water District of Southern California Water Supply Report
2003	Metropolitan Water District of Southern California Integrated Water Resources Plan
2004	San Diego County Water Authority Annual Supply Report
2005	Health Risk and Nuisance Analyses Two Land Parcels Adjacent to Otay Landfill, Chula Vista, California
2005	City of Chula Vista General Plan Update
2005	City of Chula Vista Sewer Master Plan

guidelines typically follow adoption of the General Plan. As such, they are not available at this time. Certain impacts as called out in Table 1-3, therefore, cannot be mitigated until future specific plans are developed. This circumstance occurs for the Preferred Plan, and all scenarios and alternatives.

## **1.5 Project Alternatives**

Alternatives to the proposed project are evaluated in Section 10.0 and 11.0 of this EIR in terms of their ability to meet the primary objectives of the proposed project and eliminate or further reduce its significant environmental effects. The alternatives considered are the No Project Alternative, the Reduced Project Alternative, the Community Character Alternative, and the Reduced Traffic Alternative. A comparative analysis matrix of each of these alternatives is provided in Table 1-4.

The No Project Alternative would continue to implement the adopted General Plan, which was adopted in 1989. The Reduced Project Alternative would reduce development throughout the General Plan area compared to the Preferred Plan and each of the scenarios. It was developed by taking a combination of the least developed, highest park and open space components from the Preferred Plan and each of the scenarios.

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>LAND USE: Physically divide or adversely affect the community character of an established community</b>													
<i>Physically Divide a Community.</i> Changes to land use designations and implementation of policies included in the General Plan Update would not physically divide an established community. As compared to existing uses, the proposed update generally modifies designated land uses to allow for an increase of mixed use development.	No mitigation required.	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant
<i>Community Character.</i> Policies addressing community character are included throughout the GPU. <u>Northwest Planning Area</u>  The proposed land use changes in the Urban Core subarea result in increased density. This increases will, necessarily be accompanied by increases in massing, height and intensity. The following policies would limit the community character impacts of the Preferred Plan and all three Scenarios within the five districts of the Urban Core Subarea. <ul style="list-style-type: none"><li>• Downtown Third Avenue District–Policies LUT50.12, 50.13, and 50.16</li><li>• H Street Corridor District–Policies LUT 2.4, 3.1, and 52.7 and 52.9.</li><li>• Interstate 5 Corridor District–Policies LUT 54.6, 55.11, 55.12, 56.7, 57.7, 57.8, 58.8, 58.9, and 58.11</li><li>• Mid-Broadway District –Policy LUT 59.8</li><li>• Mid-Third Avenue District –Policy LUT 60.3</li></ul> These policies would reduce impacts to community character within the five districts of the Urban Core Subarea from the implementation of the Preferred Plan and all three Scenarios, but not to below a level of significance.	The current project is a General Plan Update and the development of design standards are a zoning and specific plan effort. Because implementation of the objectives and policies require subsequent planning and design standards that are not available at this stage in the planning process, impacts remain significant and unmitigable. At such time that specific development standards are developed through subsequent planning and zoning actions, these effects will be avoided.	Significant	None Available	Significant	Significant	None Available	Significant	Significant	None Available	Significant	Significant	None Available	Significant

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>LAND USE: Physically divide or adversely affect the community character of an established community (cont.)</b>													
<u>Southwest Planning Area</u>  Within the southwest, with the exception of the West Fairfield District, the proposed General Plan policies would reduce community character impacts by ensuring that design guidelines and zoning standards be prepared for future development, improving circulation between this and other areas of the city, upgrading commercial activity centers and providing for the protection and enhancement of existing residential neighborhoods by increasing residential, retail, commercial and professional services through mixed-use development. The following policies would reduce impacts to adjacent land uses within the 5 districts of the Montgomery Subarea from the proposed General Plan. <ul style="list-style-type: none"><li>• South Third Avenue District--Policies LUT 41.13, 41.14, 41.15</li><li>• South Broadway District--Policies LUT 42.14, 42.15, 42.16</li><li>• Palomar Gateway District--Policies LUT 43.1, 43.10, 43.11</li><li>• West Fairfield District--Policy LUT 44.1</li><li>• Main Street District--Policies LUT 45.5, 45.13, and 45.14</li></ul> These policies would reduce impacts to community character within the five districts of the Montgomery Subarea from the implementation of the Preferred Plan and all three Scenarios, but not to below a level of significance.	The current project is a General Plan Update and the development of design standards are a zoning and specific plan effort. Because implementation of the objectives and policies require subsequent planning and design standards that are not available at this stage in the planning process, impacts remain significant and unmitigable. At such time that specific development standards are developed through subsequent planning and zoning actions, these effects will be avoided.	Significant	None Available	Significant	Significant	None Available	Significant	Significant	None Available	Significant	Significant	None Available	Significant

**TABLE 1-3**  
**SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS**  
**(continued)**

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>LAND USE: Physically divide or adversely affect the community character of an established community (cont.)</b>													
For Scenarios 1, 2, and 3 in the Southwest Planning Area, there is the change in land use designation from open space to industrial use along the Otay River Valley represents a significant impact.	5.1-1 To mitigate the impacts of establishing planned industrial uses along the Otay River Valley, future projects for this area shall be evaluated and required to incorporate sufficient buffers, setbacks, and design features to avoid edge effects to sensitive biological resources to the satisfaction of the appropriate decision maker.	Significant.	5.1-1	Not Significant	Significant	5.1-1	Not Significant	Significant	5.1-1	Not Significant	Significant	5.1-1	Not Significant
Within the Southwest Planning Area, proposed changes to designate the West Fairfield district for Limited Industrial could cause significant impacts to nearby wildlife in the San Diego Wildlife Refuge unless adequate buffering is provided. Potential impacts from the redesignation of existing land uses for more intensive development adjacent to the Wildlife Refuge could affect sensitive species and would require implementation of design measures to ensure that impacts are reduced to below a level of significance or avoided.	5.1-2 At the time projects are proposed within the West Fairfield District, a detailed land use assessment shall be performed showing, to the satisfaction of the Environmental Review Coordinator, that the proposed project is compatible with adjacent land uses. Any development adjacent to the San Diego Wildlife Refuge shall adhere to the land use adjacency guidelines defined in the Chula Vista Subarea Plan, Section 7.5.2. These include, but are not limited to: sufficient buffers and design features, barriers (rocks/boulders, signage, and appropriate vegetation) where necessary, lighting directed away from the refuge, and berms or walls adjacent to commercial areas and any other use that may introduce noises that could impact or interfere with wildlife utilization	Significant	5.1-2	Not Significant	Significant	5.1-2	Not Significant	Significant	5.1-2	Not Significant	Significant	5.1-2	Not Significant



TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>LAND USE: Physically divide or adversely affect the community character of an established community (cont.)</b>													
<u>East Planning Area</u>  In the East Planning Area, Scenarios 2 and 3 place residential uses adjacent to the landfill. Impacts from Scenarios 2 and 3 would remain significant because they retain residential uses adjacent to the Otay Landfill in conflict with Objective LUT 79.  The Preferred Plan and the three Scenarios have the potential to cause an adverse effect on the community character of the surrounding villages within the East Planning Area. Specific objectives and policies are proposed to facilitate compatible land uses within and between each of the districts as well as preserve the character and retain the quality of the surrounding areas. The following policies would reduce community character impacts from implementation of the Preferred Plan within the East Planning Area: <ul style="list-style-type: none"><li>• Unincorporated Sweetwater Subarea –Policy LUT 66.1</li><li>• Western District –Policies LUT 79.1, 79.4, 79.5</li><li>• Central District –Policy LUT 81.3</li><li>• Otay Valley District –Policies LUT 82.1, 82.2, 82.3, 83.1</li><li>• Eastern University District –Policies LUT 85.4, 85.6</li><li>• East Main Street Subarea –Policies LUT 70.1, 70.3, and 70.4</li></ul> The objectives and policies do not completely mitigate the impact because development standards have not been developed. The current project is a General Plan Update and the development of design standards are a zoning and specific plan effort. Until future Specific Plans are developed and zoning specifications are implemented impacts remain significant.	The current project is a General Plan Update and the development of design standards are a zoning and specific plan effort. Because implementation of the objectives and policies require subsequent planning and design standards that are not available at this stage in the planning process, impacts remain significant and unmitigable. At such time that specific development standards are developed through subsequent planning and zoning actions, these effects will be avoided.	Significant	None Available	Significant	Significant	None Available	Significant	Significant	None Available	Significant	Significant	None Available	Significant

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>LAND USE: Physically divide or adversely affect the community character of an established community (cont.)</b>													
Scenarios 2 and 3 propose residential uses within the 1,000-foot buffer within Village Two around the Otay landfill. Residential land uses within the landfill buffer is a significant land use adjacency impact and would require mitigation.  The General Plan Update includes Policies LUT 79.1, 79.4 and 79.5 that would limit the placement of residential use in the landfill buffer. Scenarios 2 and 3 place residential uses adjacent to the landfill and are, therefore, in conflict with this policy. This is a significant impact.													

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>LAND USE: Physically divide or adversely affect the community character of an established community (cont.)</b>													
Scenario 2 proposes to allow a portion of Wolf Canyon to be filled to accommodate development. The scenario would remove Preserve in the western fork of Wolf Canyon and add Preserve in the northern portion of the main drainage of the canyon. Therefore, impacts resulting from development associated with Scenario 2 would be significant.	<p>The following mitigation measure would be required for Scenario 2:</p> <p>5.1-3 Prior to approval of a discretionary action allowing a portion of Wolf Canyon to be filled to accommodate development, the City shall complete a boundary adjustment in accordance with the adopted procedures of the Subarea Plan. These procedures are provided in Section 5.4.2 of the MSCP Subarea Plan and are summarized below.</p> <ul style="list-style-type: none"><li>• A preliminary determination of the biological value of a proposed boundary adjustment shall be made by the Director of Planning and Building in accordance with Section 5.4.2 of the MSCP Subarea Plan.</li><li>• The City shall notify the Wildlife Agencies in writing of the boundary adjustment including written findings of equivalency made by the Director of Planning and Building.</li></ul>	Significant	5.1-3	Significant	Significant	5.1-3	Significant	Significant	5.1-3	Significant	Significant	5.1-3	Significant

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
LAND USE: Physically divide or adversely affect the community character of an established community (cont.)													
	<ul style="list-style-type: none"><li>• The adjusted boundary shall become the adjusted boundary upon project approval unless the Wildlife Agencies object to the adjusted boundary within 30 days of receipt of City’s written notice to the Wildlife Agencies. Objections by the Wildlife Agencies to boundary adjustments shall be made in writing and shall state the rationale in support of objection.</li><li>• If the City receives written objection to a determination of a boundary adjustment by the Wildlife Agencies within 30 days of receipt of City’s written notice to the Wildlife Agencies, the City and Wildlife Agencies shall have 60 days to meet, confer, and reach agreement upon final Preserve boundaries. The boundary adjustment as proposed shall not be approved if an agreement is not reached.</li><li>• If the Wildlife Agencies fail to respond to the City’s notice within 30 days of receipt of the City’s determination, the decision by the Director of Planning and Building shall be deemed accepted.</li></ul>												

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>LAND USE: Physically divide or adversely affect the community character of an established community (cont.)</b>													
	A significant land use impact would occur from application of residential land use designation to this portion of Wolf Canyon as proposed by Scenario 2 because a boundary adjustment is required prior to the adoption of the designation of residential use in this area, and since that determination has not yet been made, specific mitigation is unavailable at this time. The impacts to land use as a result of Scenario 2 remain significant and unmitigated.												
<i>Zoning.</i> The proposed General Plan policies identify the need to update the adopted zoning code to conform to the General Plan Update. Potentially significant impacts would result until the zoning code is amended to conform to future approved land use designations.	No mitigation required.	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant
<i>Regional Plans.</i> The proposed General Plan Update objectives and policies generally conform to the various plans and policies developed to coordinate growth within the region. This includes <u>the joint planning efforts of the City of Chula Vista , the City of San Diego, and the County of San Diego for the Otay Valley Regional Park and Otay River Watershed and SANDAG’s RCP, and RTP</u> which promote smart growth principles; Regional Housing Program; Employment Lands Inventory; MTDB trolley extension, including the Otay Ranch Transitway Alignment and alternatives; and MTDB’s Transit First studies. Therefore, the proposed General Plan would not result in a significant impact to regional plans.	No mitigation required.	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant
The proposed discretionary actions include modifications to the General Plan, the Otay Ranch GDP, and the Otay Ranch RMP to ensure consistency with the adopted subarea plan of the MSCP. The action covered by this EIR addresses the modification of the plan boundary as it reflects the approved and adopted Subarea Plan. This action will bring the adopted General Plan map into consistency with the Subarea Plan, thereby eliminating conflict between these components of the General Plan.	No mitigation required.	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>LANDFORM ALTERATION/VISUAL QUALITY: Have a substantial adverse effect on a scenic vista, or substantially damage scenic resources, including, but not limited to, trees, and rock outcroppings.</b>													
There are several scenic vistas located throughout the city. The intensification of urban land uses, or activities that impact components of the physical environment, can result in significant impacts on scenic resources throughout the city. Compliance with Objectives LUT 8 and 13 and their associated policies would ensure that development completed in conformance with the proposed General Plan Update does not result in significant impacts to scenic resources and vistas because they would maintain the city’s open space network, create enhanced gateway features for city entry points and important other entries, such as to special districts, and promote beautification of the city. Policy LUT 13.4 requires development adjacent to designated scenic routes to be designed to create substantial open areas, create pleasing streetscapes and coordinate sign standards. It further requires that this condition be met through the design review process for all development adjacent to scenic roadways. Therefore, impacts to scenic vistas or resources would not be significant.	No mitigation required.	Not Significant	None Required	Not Significant	Not Significant	None Required	Not significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>LANDFORM ALTERATION/VISUAL QUALITY: Substantially degrade the existing visual character or quality of Chula Vista</b>													
<p>Future growth has the potential to impact the visual environment through fundamental changes in land use and/or impacts to components of the landscape that contribute to visual quality. Adoption of the Preferred Plan and all three Scenarios would result in substantial changes to landforms and visual quality within focused areas and vacant lands in the East. Objectives LUT 8, 9, 10, and 11 promote and place a high priority on quality architecture, landscape, and site design to enhance the image of Chula Vista. The design review process would occur for multi-family, commercial and industrial developments and redevelopment within redevelopment project area boundaries to determine their compliance with the objectives and specific requirements of the City’s Design Manual, General Plan, and appropriate zone or Area Development Plans.</p> <p><u>Northwest Planning Area</u></p> <p>The proposed General Plan Update allows for greater land use intensity within the Urban Core. Adding more density and increasing the number of multi-family units within the Urban Core has the potential to cause an adverse effect on the visual character of the Urban Core. In addition, all four Scenarios propose high-rise buildings between Third and Fourth Avenues in the Mixed Use Transit Focus Area. High-rise buildings do not inherently represent an adverse visual impact. The extent to which a high-rise building results in a significant impact depends upon its design setting. Visually, it has to do with architectural design and with pedestrian orientation and scale. Compliance with Policies LUT 49.11 through 49.23, as well as compliance with the policies associated with Objectives LUT 2, 3, and 11, reduce visual quality impacts from the development of high-rise buildings within the Urban Core Subarea resulting from the adoption of the Preferred Plan and all three Scenarios, but not to below a level of significance. Impacts remain significant because of the lack of specific design standards at this time.</p>	<p>The current project is a General Plan Update and the development of design standards are a zoning and specific plan effort. Until future Specific Plans are developed and zoning specifications are implemented impacts remain significant.</p>	Significant	None Available	Significant	Significant	None Available	Significant	Significant	None Available	Significant	Significant	None Available	Significant

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>LANDFORM ALTERATION/VISUAL QUALITY: Substantially degrade the existing visual character or quality of Chula Vista (cont.)</b>													
<u>Southwest Planning Area</u> Development completed in conformance with the proposed General Plan within the Montgomery Subarea would result in greater land use intensity which would, necessarily, result in increased building heights and mass. This would have the potential to impact the existing visual quality of the area. Compliance with Policies LUT 41.13 through 41.15, LUT 42.13 through 42.15, and LUT 43.7A, 43.10 and 43.11 as well as compliance with the policies associated with Objectives LUT 8, 9, 10 and 11 establish a design code that reinforces the safety and serenity of the area, and seeks to establish a coherent, aesthetic, international character to the Southwest Planning Area. Implementation of these policies as well as compliance with the policies associated with Objectives LUT 8, 9, 10 and 11 reduce visual quality impacts within the Southwest Planning Area resulting from the adoption of the Preferred Plan and all three Scenarios, but not to below a level of significance. Impacts remain significant because of the lack of specific design standards at this time.	The current project is a General Plan Update and the development of design standards are a zoning and specific plan effort. Until future Specific Plans are developed and zoning specifications are implemented impacts remain significant.	Significant	None Available	Significant	Significant	None Available	Significant	Significant	None Available	Significant	Significant	None Available	Significant



TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>LANDFORM ALTERATION/VISUAL QUALITY: Substantially degrade the existing visual character or quality of Chula Vista (cont.)</b>													
<u>East Planning Area</u>  In the east, the existing character of undeveloped areas designated for development would change from undeveloped to urban, which would affect the aesthetic character and consequently the views of the project site from surrounding areas. This would have the potential to impact the existing visual quality of the area. Compliance with policies established in Objectives LUT 75, 80, 81, 83, and 89 as well as Objectives LUT 8, 9, 10 and 11 would reduce visual quality impacts within the East Planning Area because they establish a common system of elements that interconnect and unify streets, transit, sidewalks, streetscapes, signage, lighting, building placement and form, and architectural character. These policies would also connect the area’s uses to surrounding open spaces with pedestrian paths and greenbelts. Impacts remain significant, however, because of the lack of specific design standards at this time. The current project is a General Plan Update and the development of design standards are a zoning and specific plan effort. Until future Specific Plans are developed and zoning specifications are implemented impacts remain significant. Additionally, the existing open, rolling hills would be permanently altered by development and the change from open areas to developed areas in the east is a significant adverse visual quality impact of the Preferred Plan, as it is under all three Scenarios. Implementation of mitigation measure 5.2-1 reduces the significant landform alteration and aesthetics impacts however, the open, rolling hills <u>and surrounding watershed</u> would be permanently altered by development and the impact due to the change from open areas to developed areas remains significant and unmitigated.	5.2-1  Within the East Planning Area, prior to approval of grading plans, the applicant shall prepare grading and building plans that conform to the landform grading guidelines contained in the grading ordinance, Otay Ranch GDP, and General Plan. The plans shall be prepared to the satisfaction of the Director of Planning and Building and the City Engineer. These plans and guidelines shall provide the following that serve to reduce the aesthetic impacts: <ul style="list-style-type: none"><li>• A Landscape Design that addresses streetscapes, provides landscape intensity zones, greenbelt edge treatments, and slope treatment for erosion control.</li><li>• Landscaping Concepts that provide for a transition from the manicured appearance of developed areas to the natural landscape in open space areas.</li><li>• Landscaping Concepts that include plantings selected to frame and maintain views. Landscaping should not block views created through grading and/or site design.</li></ul>	Significant	5.2-1	Significant	Significant	5.2-1	Significant	Significant	5.2-1	Significant	Significant	5.2-1	Significant

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>LANDFORM ALTERATION/VISUAL QUALITY: Substantially degrade the existing visual character or quality of Chula Vista (cont.)</b>													
	Implementation of mitigation measure 5.2-1 reduces the significant landform alteration and aesthetics impacts; however, not to a level below significance. Impacts remain significant because of the lack of specific design standards at this time. The current project is a General Plan amendment and the development of design standards are a zoning and specific plan effort. Until future Specific Plans are developed and zoning specifications are implemented, impacts remain significant.												
<b>BIOLOGICAL RESOURCES: Have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species or any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service</b>													
Development under the proposed General Plan Update would result in the loss of existing sensitive habitat within the city. These impacts would be minimized through implementation of existing regulations such as FESA, CESA, the State Fish and Game Code, Section 404 of the Clean Water Act, and implementation of the Subarea Plan and Otay Ranch RMP.	No mitigation required.	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Significant	5.3-1	Not Significant	Not Significant	None Required	Not Significant
All future development projects within the city of Chula Vista will comply with Objective EE 1 and Policy EE1.1 of the General Plan Update. Objective EE 1 and Policy EE1.1 implement the City of Chula Vista MSCP Subarea Plan. Implementation of the Subarea Plan will ensure conservation of core biological resource areas and associated habitat linkages identified in the MSCP Subregional Plan located within the boundaries of the Chula Vista Subarea, comprised of the land area within the incorporated boundary of the city. This ensures that development completed in compliance with the proposed General Plan would not result in a significant impact.													

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>BIOLOGICAL RESOURCES: Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means</b>													
Unavoidable significant impact would occur to wetland resources due to future development, however federal, state and local agencies would require mitigation measures to ensure there is no net loss of wetland habitat.  The proposed General Plan contains Policy EE1.1, which is to implement the Chula Vista MSCP Subarea Plan. The Subarea Plan contains a Wetlands Protection Program (Section 5.2.4). This program would provide an evaluation of wetlands avoidance and minimization and would ensure compensatory mitigation with the Chula Vista Subarea for unavoidable impacts to wetlands, thereby achieving no overall net loss of wetlands. Implementation of Policy EE 1.1 ensures that development completed in compliance with the proposed General Plan Update would not result in a significant impact to wetland resources because implementation of this policy provides for wetland protection.	No mitigation required.	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant
<b>BIOLOGICAL RESOURCES: Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites</b>													
Further growth has the potential to impede wildlife movement between significant habitat areas, to the detriment of wildlife populations. The movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors would be protected through the implementation of the Subarea Plan.  All future development projects within the city of Chula Vista shall comply with Objective EE 1 and Policy EE1.1 of the General Plan Update. Objective EE 1 and Policy EE1.1 implement the City of Chula Vista MSCP Subarea Plan.	No mitigation required.	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>BIOLOGICAL RESOURCES: Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites (cont.)</b>													
Implementation of the Subarea Plan will ensure conservation of core biological resource areas and associated habitat linkages identified in the MSCP Subregional Plan located within the boundaries of the Chula Vista Subarea, comprised of the land area within the incorporated boundary of the city.  The movement of any native resident or migratory fish or wildlife species or established native resident or migratory wildlife corridors would be protected through the implementation of the Subarea Plan.													
<b>BIOLOGICAL RESOURCES: Conflict with any local policies or ordinances protecting biological resources or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan</b>													
Scenario 2 proposes to allow a portion of Wolf Canyon to be filled to accommodate development. Development under this scenario would require a Boundary Adjustment to the City of Chula Vista MSCP Subarea Plan. This scenario would remove Preserve in the western fork of Wolf Canyon and add Preserve in the northern portion of the main drainage of the canyon. This is a significant impact in two areas. It does not conform to the Subarea Plan, requiring a boundary adjustment and equivalency analysis, and it potentially represents an impact to biological resources. This determination requires approval by the City and concurrence by the resource agencies. While it may be possible to demonstrate functional equivalency for a boundary adjustment, that process has not been completed at this time. Without that determination, availability and adequacy of measures to lessen the effect cannot be determined.  Scenario 2 proposes to designate portions of the Otay Valley District for commercial and residential use in an area specified for active recreation. These uses are not compatible with the MSCP and the RMP. As such, impacts for Threshold 4 are significant for Scenario 2.	5.3-1  Mitigation of the land use impact for the MSCP boundary adjustment in Village 2 requires completion of a Boundary Adjustment in accordance with the adopted procedures of Subarea Plan. The procedures required for a Boundary Adjustment are provided in Section 5.4.2 of the MSCP Subarea .	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Significant	5.3-1	Significant	Not Significant	None Required	Not Significant

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>CULTURAL RESOURCES: Substantial adverse change in the significance of a historical or archaeological resource as defined in §15064.5</b>													
Implementation of the proposed land uses identified in the General Plan has the potential to result in impacts to historic resources. In areas of the built environment, direct impacts could occur if, as a result of plan implementation, buildings determined to be historic were demolished or significantly altered. In open areas, there is the potential that future development, as permitted by the plan, could impact historic and prehistoric archaeological sites.	5.4-1 Implementation of Policies LUT 12.3, 12.4 12.7, 12.10, 12.11, and 12.12, and EE 9.1 shall include the following measures:  1. Any future development project that has not been previously examined shall be subject to a cultural resource survey, to identify any specific resources that could be potentially affected by the proposed project.  2. In western Chula Vista, an archaeological survey shall be completed for any development project that includes previously undisturbed acreage and has not been previously examined, to identify any specific resources that could be potentially affected by the proposed project.  3. The City will promote maintenance, repair, stabilization, rehabilitation, restoration, and preservation of historical resources. Where these will be undertaken, they will be conducted in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.												

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>CULTURAL RESOURCES: Substantial adverse change in the significance of a historical or archaeological resource as defined in §15064.5 (cont.)</b>													
	4. Prior to the approval of any projects that propose to demolish or significantly alter a potentially significant historic resource, as defined pursuant to applicable state and federal laws, shall complete an historic survey report to determine potential historic significance. The determination of resource significance shall be made in accordance with CEQA Section 15064.5 and the program established as a result of Policies LUT 12.3, 12.4, 12.7, 12.10, and 12.11 and EE 9.1, and shall be completed to the satisfaction of the appropriate decision maker.	Significant	5.4-1	Not Significant	Significant	5.4-1	Not Significant	Significant	5.4-1	Not Significant	Significant	5.4-1	Not Significant

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>CULTURAL RESOURCES: Substantial adverse change in the significance of a historical or archaeological resource as defined in §15064.5 (cont.)</b>													
	5. In the event that significant resources could be adversely affected by the proposed action, as established in Policy LUT 12.12, a conservation program shall be implemented in accordance with applicable state and federal laws, to the satisfaction of the appropriate decision maker. The conservation program shall be designed to reflect the reason that the identified resource is considered important. Where appropriate for a standing historic structure that will not be preserved in place, conservation can include documentation to Historic American Building Survey (HABS) standards and/or relocation. For archaeological remains, conservation of a resource for which preservation in place is not feasible would include the execution of a research design directed program of scientific data collection and analysis.												
<b>CULTURAL RESOURCES: Disturb any human remains, including those interred outside of formal cemeteries</b>													
The proposed General Plan objectives and policies will not affect any formal cemeteries or known burials outside of formal cemeteries. To the extent that currently undeveloped areas are developed there is the potential that currently unknown human remains may exist that would be disturbed through development.	No mitigation required.	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>GEOLOGY/SOILS: Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning or based on other substantial evidence of a known fault; or</b>													
Implementation of the proposed land uses identified in the General Plan Update has the potential to result in significant impacts from potential geologic hazards.  There are no known active faults underlying the city of Chula Vista. The closest known active fault is the Rose Canyon fault, located approximately 14 miles northwest of the plan area. The north-south trending La Nacion fault traverses the East Planning Area and is potentially active.  A comprehensive, site-specific soil and geologic evaluation shall be conducted for all future projects to determine potential geologic/soils hazards. The analysis shall include, but not be limited to, a delineation of specific locations where liquefiable, compressive, and expansive soils would affect structural stability and where graded slopes would expose bedrock susceptible to instability. Such report would be subject to the review and approval of City staff. Additionally, proper engineering design of grading areas and all new structures, to be verified at the grading and building permit stage, would ensure that the potential for geologic impacts from regional hazards is minimal.	No mitigation required.	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant
<b>GEOLOGY/SOILS: Place sensitive uses in situations that have the potential to be adversely affected by soil conditions</b>													
Construction on liquefiable soils could result in injuries or loss of property during ground shaking of sufficient magnitude and duration. Expansive soils within pavement, foundation, or slab subgrade could heave when wetted, resulting in cracking or failure of these development improvements. Development on compressible soils could potentially settle under increased load and damage structures, roads, and property.  Conformance with Policies EE 14.1 through 14.5 would minimize potential effects. Conformance to these policies shall be reviewed and assured through the CEQA process at such time as specific development projects are proposed with the potential to affect geological resources.	No mitigation required.	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant



TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>GEOLOGY/SOILS: Result in substantial soil erosion or the loss of topsoil</b>													
Development associated with the General Plan Update would include grading activities which remove the existing vegetative cover, thereby exposing soils to runoff and erosion. The soils within the General Plan area have severe erosion susceptibility, resulting in a significant erosion impact.  Conformance with Policies EE 14.1 through 14.5 would minimize potential effects. Conformance to these policies shall be reviewed and assured through the CEQA process at such time as specific development projects are proposed with the potential to affect geological resources.	No mitigation required.	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>PALEONTOLOGICAL RESOURCES: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature</b>													
The City of Chula Vista is located in a highly sensitive area for paleontological resources. Development completed in conformance with the proposed General Plan has the potential to result in significant adverse impacts to paleontological resources.	5.6-1 On a case-by-case basis, the following grading thresholds shall be used by the appropriate decision maker to determine whether or not a proposed project may potentially result in significant impacts to sensitive paleontological resources:	Significant	5.6-1 and 5.6-2	Not Significant	Significant	5.6-1 and 5.6-2	Not Significant	Significant	5.6-1 and 5.6-2	Not Significant	Significant	5.6-1 and 5.6-2	Not Significant
	Sensitivity Rating      Excavation Volume & Depth Thresholds												
	High      >1000 cu. yds. & 5 ft. deep												
	Moderate      >2000 cu. yds. & 5 ft. deep												
	Zero-Low      Mitigation not required												
	5.6-2 It may be determined that a project may result in potentially significant impacts to sensitive paleontological resources if a known paleontological resource exists within the impact area of a project regardless of the volume and depth of excavation. If it is determined that potentially significant impacts to sensitive paleontological resources may result, then such impacts shall be mitigated by a pre-construction mitigation program or construction mitigation program, or both, to be determined prior to project approval by the appropriate decision maker. All mitigation programs shall be performed by a qualified professional paleontologist, defined here as an individual with a M.S. or Ph.D. in paleontology or geology who has proven experience in San Diego County paleontology and who is knowledgeable in												

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
PALEONTOLOGICAL RESOURCES: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature (cont.)													
	<p>professional paleontological procedures and techniques. Fieldwork may be conducted by a qualified paleontological monitor, defined here as an individual who has experience in the collection and salvage of fossil materials. The paleontological monitor shall always work under the direction of a qualified paleontologist.</p> <p><b>Pre-construction mitigation.</b> This method of mitigation is only applicable to instances where well-preserved and significant fossil remains, discovered in the assessment phase, would be destroyed during initial brush clearing and equipment move-on. The individual tasks of this program include:</p> <ol style="list-style-type: none"><li>1. Surface prospecting for exposed fossil remains, generally involving inspection of existing bedrock outcrops but possibly also excavation of test trenches;</li><li>2. Surface collection of discovered fossil remains, typically involving simple excavation of the exposed specimen but possibly also plaster jacketing of large and/or fragile specimens or more elaborate quarry excavations of richly fossiliferous deposits;</li></ol>												

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>PALEONTOLOGICAL RESOURCES: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature (cont.)</b>													
	<div>3. Recovery of stratigraphic and geologic data to provide a context for the recovered fossil remains, typically including description of lithologies of fossil-bearing strata, measurement and description of the overall stratigraphic section, and photographic documentation of the geologic setting;</div> <div>4. Laboratory preparation (cleaning and repair) of collected fossil remains, generally involving removal of enclosing rock material, stabilization of fragile specimens (using glues and other hardeners), and repair of broken specimens;</div> <div>5. Cataloging and identification of prepared fossil remains, typically involving scientific identification of specimens, inventory of specimens, assignment of catalog numbers, and entry of data into an inventory database;</div> <div>6. Transferal, for storage, of cataloged fossil remains to an accredited institution (museum or university) that maintains paleontological collections (including the fossil specimens, copies of all field notes, maps, stratigraphic sections, and photographs); and</div>												

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
PALEONTOLOGICAL RESOURCES: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature (cont.)													
	<p>7. Preparation of a final report summarizing the field and laboratory methods used, the stratigraphic units inspected, the types of fossils recovered, and the significance of the curated collection.</p> <p><b>Construction mitigation.</b> Under this program, mitigation occurs while excavation operations are underway. The scope and pace of excavation generally dictate the scope and pace of mitigation. The individual tasks of a construction mitigation program typically include:</p> <p>1. Monitoring of excavation operations to discover unearthed fossil remains, generally involving inspection of ongoing excavation exposures (e.g., sheet graded pads, cut slopes, roadcuts, basement excavations, and trench sidewalls);</p> <p>2. Salvage of unearthed fossil remains, typically involving simple excavation of the exposed specimen but possibly also plaster jacketing of large and/or fragile specimens, or more elaborate quarry excavations of richly fossiliferous deposits;</p>												

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
PALEONTOLOGICAL RESOURCES: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature (cont.)													
	<div>3. Recovery of stratigraphic and geologic data to provide a context for the recovered fossil remains, typically including description of lithologies of fossil-bearing strata, measurement and description of the overall stratigraphic section, and photographic documentation of the geologic setting;</div> <div>4. Laboratory preparation (cleaning and repair) of collected fossil remains, generally involving removal of enclosing rock material, stabilization of fragile specimens (using glues and other hardeners), and repair of broken specimens;</div> <div>5. Cataloging and identification of prepared fossil remains, typically involving scientific identification of specimens, inventory of specimens, assignment of catalog numbers, and entry of data into an inventory database;</div>												

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>PALEONTOLOGICAL RESOURCES: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature (cont.)</b>													
	6. Transferal, for storage, of cataloged fossil remains to an accredited institution (museum or university) that maintains paleontological collections, including the fossil specimens, copies of all field notes, maps, stratigraphic sections and photographs; and  7. Preparation of a final report summarizing the field and laboratory methods used, the stratigraphic units inspected, the types of fossils recovered, and the significance of the curated collection.												
<b>AGRICULTURE: Convert prime farmland, unique farmland, or farmland of statewide importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use and/or involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use</b>													
The loss of agricultural land and land suitable for the production of crops would not result in a significant impact due to the limited amount of potential agricultural land within the General Plan area. There are no Prime Farmlands or Farmlands of Statewide Importance in the city that would be converted as a result of the proposed land use changes. This land is currently designated, and would remain as open space, and is zoned for agriculture. Therefore, impacts to agriculture are not significant.	No mitigation is required.	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>ENERGY: Reduce the available supply of energy resources below a level considered sufficient to meet the City’s needs or cause a need for new and expanded facilities</b>													
Implementation of the proposed land uses identified in the General Plan Update has the potential to result in impacts to energy resources as a result of anticipated growth. Direct impacts could occur if, as a result of plan implementation, a substantial energy resource is reduced or eliminated, or if growth or future energy consumption rates are substantially higher than anticipated. Changes to planned land uses in the city would continue to implement the Energy Strategy Action Plan, San Diego Regional Energy Plan And Transit First Plan. Because there is no long-term assurance that energy supplies will be available in 2030, regardless of land use designation or population size, avoidance of energy impacts cannot be assured and impacts remain significant and unmitigated.	5.8-1 The City shall continue to implement the Energy Strategy and Action Plan, that addresses demand side management, energy efficient and renewable energy outreach programs for businesses and residents, energy acquisition, power generation, and distributed energy resources and legislative actions, and continue to implement the CO <sub>2</sub> Reduction Plan to lessen the impacts on energy.	Significant	5.8-1	Significant	Significant	5.8-1	Significant	Significant	5.8-1	Significant	Significant	5.8-1	Significant
<b>WATER QUALITY: Violate any water quality standards or waste discharge requirements</b>													
The proposed General Plan would result in the development of additional residential, commercial, and industrial uses. Direct runoff to drainage basins would be increased and would contain pollutants such as sediment, pathogens, heavy metals, petroleum products, nutrients, and trash. In addition, grading and construction activities could also generate sediments as well as oil and grease which could enter surface waters. The addition of these urban pollutants to the drainages within the city would contribute to the water quality degradation of sensitive water bodies; thus, resulting in an increase in the cumulative amounts of urban pollutants over existing conditions.  Compliance with policies associated with Objective EE 2 will minimize the potential for adverse impacts to water quality resulting from development completed in compliance with the proposed General Plan. Specifically, Policies EE 2.2 through 2.7 and conformance to all federal, state, and regional water quality objectives will ensure that water quality impacts from specific developments would not be significant.	No mitigation required.	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant



TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>WATER QUALITY: Substantially deplete groundwater resources or aquifer recharge areas or divert existing groundwater flows</b>													
Although the increased exposure to urban pollutants could affect the quality of water recharging groundwater, filtering would occur during percolation. In any event, urban runoff has not been identified as a source of significant groundwater recharge. Therefore, no significant impacts to groundwater resources would result from buildout of the Preferred Plan or any of the three scenarios													
<b>WATER QUALITY: Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation or flooding</b>													
<p>Future growth under the General Plan would result in an increase in impermeable surfaces, alteration of the hydrology of local streams and drainage, and grading and clearing of vegetation. All of these actions have the potential to cause erosion and sedimentation that would degrade the quality of local and regional surface waters. Irrigation and cultivation on steep slopes and/or on erosive soils would potentially have erosion and sedimentation impacts. The creation of roads, especially dirt roads that are not properly engineered to accommodate surface run-off, and the abandonment of roads, would potentially cause erosion and sedimentation impacts.</p> <p>Compliance with policies associated with Objectives PFS 1 and 2 will minimize the potential for adverse impacts to the existing drainage pattern of the site or area in a manner which would result in substantial erosion or siltation or flooding resulting from development completed in compliance with the proposed General Plan.</p>	No mitigation required.	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>WATER QUALITY: Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam or place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.</b>													
Portions of the General Plan area are located in dam inundation areas and areas potentially subject to inundation associated with the 100-year flood. The drainage system would need improvements to meet the predicted 100-year flood conditions and General Plan build-out. Needed drainage improvement projects are addressed through the City’s Capital Improvement Program and Development Impact Fees (DIF). Some improvements are constructed by various developers who then receive DIF credits. Developers in areas not covered by DIFs may be required to construct drainage improvements as a condition of approval.  Developers in floodplains will need to construct in accordance with FEMA and obtain LOMAs/LOMR-Fs with the City’s approval.  Compliance with policies associated with Objective EE 15 will reduce the potential for adverse impacts of the risk of injury and property damage associated with flood hazards to below a level of significance.	No mitigation required.	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>TRANSPORTATION</b>													
<b>Urban Core Roadways</b>  The adoption of the Urban Core Roadway system is not a significant adverse impact. While capacities for these roadways are higher than for their suburban counterparts, the nature of the land uses that they serve, and the planning goals for the area make those capacities appropriate  The adoption of the urban roadway system is self-mitigating because the policies in the proposed General Plan Update provide for the establishment of an Urban Core Improvement Program (policies associated with Objective LUT 26), provide for adequate mobility (policies associated with Objectives LUT 47 and 48), and ensure redevelopment, infill, and new development activities within the Northwest’s Urban Core Subarea would provide a balance of land uses.  Mobility is assured through compliance with the policies associated with Objective LUT 48 with the development and implementation of the Urban Core Specific Plan. Policy LUT 48.2 would require the provision of adequate sidewalk space on heavily traveled pedestrian corridors within the Urban Core Subarea. Policy LUT 48.3 would provide for mid-block pedestrian crossings and sidewalk curb extensions, where feasible, to shorten pedestrian walking distances, and Policy LUT 48.4 would require the location of secure bicycle parking facilities near transit centers and major public and private buildings.  Finally, Objective LUT 26 stresses the intent of the City to “Establish an Urban Core Improvements Program for the Urban Core Subarea.”  These policies, that are to be implemented with the establishment and development of the Urban Core Specific Plan, would provide an adequate urban amenities program, and would facilitate multimodal transportation systems sufficient to allow the Urban Core of the City of Chula Vista to achieve the mobility required to serve proposed land use densities.	No mitigation required.	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>TRANSPORTATION (cont.)</b>													
<b>Circulation Impacts</b>  <i>Non-Urban Core Roadways.</i> The Preferred Plan and each of the Scenarios represent a significant impact to non-Urban Core Circulation Element roadways because several roadway segments that currently operate at LOS C or better are predicted to operate at LOS D or worse, and other segments that currently operate at LOS D, E, or F are predicted to worsen by 5 percent or more with the proposed changes. For the Preferred Plan, 15 non-Urban Core roadway segments were determined to have a significant impact with respect to Threshold 2. Scenario 1, Scenario 2, and Scenario 3 are predicted to result in significant impacts to the 18, 18, and 19 segments, respectively.  <i>Urban Core Roadways.</i> Scenario 1 will have a significant impact on E Street from Woodlawn Avenue to Broadway. Scenario 2 will have a significant impact on Broadway from C Street to E Street.  <i>Freeways.</i> Adoption of the proposed General Plan would significantly impact all but five freeway segments. These include segments of Interstates 5 and 805 and State Routes 125 and 54. Since the freeway system is developed and managed by Caltrans, the City has only limited ability to affect the level of congestion on these roadways.	The adoption of the following measures provides a means to ensure that roadway improvements are provided in accordance with need. Because the measures specified in Table 5.10-4 are operational and would not increase roadway capacity, they are insufficient to avoid the impacts identified above.  5.10-1 Prior to issuance of building permits, individual projects shall either contribute to the existing Traffic Signal Fee Program for applicable projects in Chula Vista or secure and construct the improvements specified in Table 5.10-5 that are within the area of benefit to the satisfaction of the City Engineer.  For projects in eastern Chula Vista, the existing Transportation Development Impact Fee (TDIF) program and the Traffic Signal Fee Program collects fees from proposed developments on an Equivalent Dwelling Unit (EDU) basis and allocates the funds to construct needed transportation	Significant	5.10-1	Significant	Significant	5.10-1	Significant	Significant	5.10-1	Significant	Significant	5.10-1	Significant

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>TRANSPORTATION (cont.)</b>													
	infrastructure in eastern Chula Vista. The Growth Management Program monitors traffic flow on key arterial streets, and provides a means to “meter” the rate of development in order to limit traffic congestion. All three of these existing programs are in place to ensure that the direct traffic impacts of individual projects or the cumulative impacts associated with planned growth are disclosed and mitigated or avoided in accordance with CEQA.												
Four freeways were considered in the traffic analysis. These include Interstates 8 and 895 and State Routes 125 and 54. These roadways were divided into 24 segments and levels of service were calculated for each segment. Table 5.10-2 presents the levels of service by scenario for these segments. Under the Preferred Plan, all but five segments represent a significant traffic impact. Of course, since freeways are travel corridors serving the region, traffic effects are not due solely to the adoption of the General Plan Update for the City. As such, these are all cumulative impacts. Similarly, since the freeway system is development and managed by the California Department of Transportation, the City has only limited ability to affect the level of congestion on these roadways.	5.10.2 For impacts to the freeway segments listed in Table 5.10-4, in order to mitigate impacts of the General Plan Update, the freeways will need to be widened to provide between one and three additional general purpose lanes (or the equivalent capacity in HOV and/or managed lanes), depending on the segment. Since the freeway system is developed and managed by Caltrans, the City has only limited ability to affect the level of congestion on these roadways, as such, mitigation is not within the authority of the City of Chula Vista sufficient to avoid the cumulative contribution to traffic on these roadways and the impact remains significant.	Significant	5.10-3	Significant	Significant	5.10-3	Significant	Significant	5.10-3	Significant	Significant	5.10-3	Significant

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>AIR QUALITY: Conflict with or obstruct implementation of the applicable air quality plan</b>													
<p>By changing land use designations in certain areas, the new General Plan will no longer be in conformance with the growth projections used by SANDAG in their generation of the air quality management plan. Measures have been incorporated into the plan that will lessen air quality impacts. These measures include pedestrian trails, on-street bicycle paths, and an emphasis on public transit. Nevertheless, because the project is not consistent with the goals and objectives of the RAQS, this is a significant adverse impact.</p> <p>Because the significant air impact stems from an inconsistency between the proposed plan and the plan upon which the RAQS were based, the only measure that can lessen this effect is the review and revision of the RAQS based on the new General Plan. This effort is the responsibility of SANDAG and APCD and is outside the jurisdiction of the City. The City will cooperate with SANDAG and APCD in developing updated RAQS to insure their conformance with the proposed General Plan. Since the updating of the air plan is outside of the authority of the city, no mitigation is available to the City to avoid this impact.</p>	Since the updating of the air plan is outside of the authority of the city, no mitigation is available to the City to avoid this impact.	Significant	None Available.	Significant	Significant	None Available	Significant	Significant	None Available	Significant	Significant	None Available	Significant
<b>AIR QUALITY: Violate any air quality standard or contribute substantially to an existing or projected air quality violation</b>													
<p>The land uses identified in the proposed General Plan permits industrial development in the Montgomery Subarea and the Otay Ranch Subarea. It is possible that the ultimate use of these areas will include industries that generate air pollutants. Without appropriate controls, air emissions associated with planned industrial uses could represent a significant adverse air quality impact.</p> <p>Compliance with proposed Policy EE 6.4 ensures that re-powered energy generation facilities and other major toxic air emitters are not sited within 1,000 feet of a sensitive receivers. The potential for development under the proposed General Plan that would result in a land use that would violate an air quality standard or contribute to an existing violation is avoided by compliance with EE 6.4.</p>	No mitigation is required.	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>AIR QUALITY: Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).</b>													
Because ozone impacts are a regional issue, they are not specifically associated with the land use changes associated with the proposed General Plan Update. Development under the proposed General Plan will result in the emission of ozone precursors.  Since the region is not in compliance with the PM <sub>10</sub> standard and because the average daily emission is anticipated to increase, impacts are significant. PM <sub>10</sub> emissions result from construction of projects and from daily operations in the City. The latter is primarily a result of vehicle traffic on area roads. Mitigation is achievable for fugitive dust from construction activities, but the only measures that would reduce those emissions from daily operations are those that reduce miles traveled on area roads. The General Plan Update includes measures aimed at promoting pedestrian activity and reducing trip lengths.  As shown on Table 5.11-10 of this EIR, the proportional increase in multi-family units to single-family units--and resulting decrease in number of vehicle trips per unit--and the anticipated improvement in motor vehicle emissions result in an expected decrease in pollutants over existing conditions for all pollutants except SO <sub>2</sub> and PM <sub>10</sub> . Since the region is not in compliance with the PM <sub>10</sub> standard, and because the average daily emission is anticipated to increase, impacts are significant, until the region is in compliance.	5.11-1 Mitigation of PM <sub>10</sub> impacts requires active dust control during construction. As a matter of standard practice, the City shall require the following standard construction measures during construction to the extent applicable:  1. All unpaved construction areas shall be sprinkled with water or other acceptable San Diego APCD dust control agents during dust-generating activities to reduce dust emissions. Additional watering or acceptable APCD dust control agents shall be applied during dry weather or windy days until dust emissions are not visible.  2. Trucks hauling dirt and debris shall be properly covered to reduce windblown dust and spills.	Significant	5.11-1	Significant	Significant	5.11-1	Significant	Significant	5.11-1	Significant	Significant	5.11-1	Significant

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>AIR QUALITY: Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors) (cont.)</b>													
	<div>3. A 20-mile-per-hour speed limit on unpaved surfaces shall be enforced.</div> <div>4. On dry days, dirt and debris spilled onto paved surfaces shall be swept up immediately to reduce resuspension of particulate matter caused by vehicle movement. Approach routes to construction sites shall be cleaned daily of construction-related dirt in dry weather.</div> <div>5. On-site stockpiles of excavated material shall be covered or watered.</div> <div>6. Disturbed areas shall be hydroseeded, landscaped, or developed as quickly as possible and as directed by the City and/or APCD to reduce dust generation.</div> <div>7. To the maximum extent feasible:<div>Heavy-duty construction equipment with modified combustion/fuel injection systems for emissions control shall be utilized during grading and construction activities.</div><div>Catalytic reduction for gasoline-powered equipment shall be used.</div></div>												



TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>AIR QUALITY: Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors) (cont.)</b>													
	<p>8. Equip construction equipment with prechamber diesel engines (or equivalent) together with proper maintenance and operation to reduce emissions of nitrogen oxide, to the extent available and feasible.</p> <p>9. Electrical construction equipment shall be used to the extent feasible.</p> <p>10. The simultaneous operations of multiple construction equipment units shall be minimized (i.e., phase construction to minimize impacts).</p> <p>With the application of these measures, significant impacts resulting from projected PM<sub>10</sub> impacts from construction would be mitigated. Impacts resulting from daily operation would remain significant until the region is determined to be in compliance with the standard.</p>												

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>AIR QUALITY: Expose sensitive receptors to substantial pollutant concentrations</b>													
<p>Five facilities in the City of Chula Vista prepared health risk assessments in conformance with the SDAPCD 2003 Air Toxics “Hot Spots” Program Report for San Diego County. None of the Chula Vista facilities addressed in the Program Report are required to perform Public Notification or Risk Reduction. All are below the Public Notification and Risk Mitigation levels.</p> <p>In addition to the facilities addressed in the Program Report, a health risk assessment was conducted for the Otay Landfill as part of the environmental review process for the proposed expansion of the landfill. This health risk assessment indicated that the incremental excess cancer risk of 10 in 1,000,000 was limited to an area within 1,000 feet of the landfill. Subsequent to that analysis a site-specific analysis was conducted for a property to the north west of the landfill, which indicated that for these limited properties no adverse health risk would occur.</p> <p>The potential for development under the proposed General Plan to expose sensitive receptors to substantial pollutant concentrations is self-mitigated and not significant because of Policy EE 6.4 of the proposed General Plan avoids the placement of a sensitive receiver within 1,000 feet of major toxic air emitters, and Policy EE 6.10 requires analysis of health risk resulting from new development or redevelopment projects within 500 feet of highways. In addition, pollutant concentrations resulting from CO hotspots is self-mitigated and not significant because the adoption of Policy LUT 15.2 requires the optimization and maintenance the performance of the traffic signal system and the street system, to facilitate traffic flow and to minimize vehicular pollutant emission levels.</p>	No mitigation is required.	Not Significant	None Required.	Not Significant	Not Significant	None Required.	Not Significant	Not Significant	None Required.	Not Significant	Not Significant	None Required.	Not Significant

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>AIR QUALITY: Create objectionable odors affecting a substantial number of people</b>													
The proposed land uses identified in the General Plan Update will not create objectionable odors. The Otay Landfill is an odor generator in the East Planning Area. No odor impacts are anticipated as a result of the Preferred Plan or Scenario 1. Significant impacts would occur with the approval of Scenario 2 or 3 as a result of the placement of residential uses within the 1,000-foot buffer of the Otay Landfill. The proposed land uses will increase in density in this area, thus exposing more people to objectionable odors.	5.11-2 No residential use shall be permitted or constructed within 1,000 feet of the Otay Landfill while the landfill is open and operating, unless a project specific analysis is completed demonstrating to the satisfaction of the Environmental Review Coordinator that odor effects are below the odor thresholds for common compounds emitted by the landfill for less than two percent of the time. One such compound would be hydrogen sulfide with an odor threshold of .0045 ppm.	Significant	5.11-2	Not Significant	Significant	5.11-2	Not Significant	Significant	5.11-2	Not Significant	Significant	5.11-2	Not Significant

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>NOISE: Result in exposure of people to excessive noise</b>													
<p>The proposed General Plan will permit development that could expose residents to excessive noise. Noise impacts resulting from future development in accordance with the proposed General Plan can result from development of a sensitive use in a noisy condition or placement of a noise generator near a sensitive receiver.</p> <p>Compliance with policies associated with Objectives EE 21 and EE 22 will reduce the potential for adverse noise impacts resulting from development completed in compliance with the proposed General Plan to below a level of significance.</p> <p>Specifically, Policies EE 21.1, 21.3, and 21.4 and EE 22.1 through 22.5 will ensure that noise impacts from specific developments are avoided. In considering the potential for a project specific, adverse noise impact resulting from transportation noise, those projects proposed within the 65-decibel contour as provided on Figure 5.12-7 shall be reviewed, and the standards specified in Table 5.12-7 shall be applied. Therefore, excessive noise impacts from the implementation of the Preferred Plan or any of the Scenarios would not be significant for new developments.</p> <p>As illustrated in Table 5.12-6, traffic increases on area roads will result in noise increases of between 3 and 9 decibels for receivers adjacent to these roadways. This increase is a significant adverse impact.</p>	No significant noise impacts would result from new development completed in accordance with the proposed General Plan Update and no mitigation is necessary. A significant impact will occur to existing receivers adjacent to circulation element roadways where traffic volumes are projected to result in noise level increases of more than 3 decibels. Lessening the noise levels in these areas would require a lot-by-lot review of potential exterior use areas and an evaluation of the acoustical performance of each building exposed to the increase. The exterior analysis would assess the feasibility of reducing noise levels to outdoor use areas and the interior review would require consideration of the effectiveness of existing windows and doors, the adequacy of existing construction, and the need for retrofit. Since this level of analysis is infeasible at the General Plan stage impacts remain significant and not mitigated.	Significant	None Available	Significant	Significant	None Available	Significant	Significant	None Available	Significant	Significant	None Available	Significant
<b>NOISE: Result in the generation of excessive noise</b>													
<p>The potential for future uses to result in the generation of excess noise is primarily associated with industrial and commercial uses. The possibility that these uses would result in a significant adverse impact to sensitive receivers depends upon the placement of the noise generator relative to the receiver. The extent to which this threshold represents a significant impact, therefore, relates to the possible placement of noise generating industrial/commercial land uses near residential or other sensitive land uses.</p> <p>Compliance with the Policies contained in Objectives EE 21 would avoid adverse noise impacts resulting from development of noise generating activities and impacts are not significant.</p>	No mitigation required.	Not Significant	None Required	Not significant	Not significant	None Required	Not significant	Not significant	None Required	Not significant	Not significant	None Required	Not significant

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>NOISE: Expose people to excessive noise levels from airport operations</b>													
The proposed General Plan sets 65-decibel CNEL (see Table 5.12-7) as the noise threshold for residential development. As seen in Figure 5.12-5, the 60-decibel CNEL noise contour from Brown field does not impact areas of the city; therefore, impacts are not significant.	No mitigation required.	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant
<b>PUBLIC FACILITIES AND SERVICES: Result in the inability for the City to provide an adequate level of fire service in accordance with the adopted standards and thresholds.</b>													
<p>The Chula Vista Fire Department does not currently meet the threshold standard for response time for the city. All of the proposed scenarios would increase demand of fire protection services by accommodating additional development and population growth in the city, which in turn affects response times. In accordance with the Fire Station Master Plan, as additional development and population growth warrants, additional fire stations will be constructed within the city. These stations would help ensure adequate service within the requirements of the City’s threshold standards. Impacts to fire protection services would be significant if construction of these facilities does not coincide with the General Plan’s anticipated increased demand for services.</p> <p>Conformance with the policies associated with Objectives PFS 5, PFS 6, and GM 1 would ensure that the Fire Department is adequately equipped and staffed in order to meet established service standards for emergency services. Therefore, potential impacts to the provision of fire services are self-mitigating.</p>	No mitigation required.	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>PUBLIC FACILITIES AND SERVICES: Result in the inability for the City to provide an adequate level of police service in accordance with the adopted standards and thresholds.</b>													
The proposed GPU would not result in a significant impact resulting from the provision of new or expanded police facilities. It is not anticipated that future proposed growth would necessitate the construction of new or expanded police facilities. The City of Chula Vista police station on Fourth Avenue is sufficient to meet the law enforcement needs created by increased demand resulting from development associated with the proposed General Plan. However, in order to maintain response times, more police officers will be needed. Potential impacts to the provision of law enforcement services would be avoided by implementation of the proposed Policy PFS 5.4 which requires that the City provide adequate law enforcement staff and equipment equivalent to meet established service standards, Policy GM 1.1 which calls for the city to maintain a set of quantitative level of service measures (growth management threshold standards)as a tool to assess the relative impact of new facility and service demands created by growth and apply those standards as appropriate to approval of discretionary projects. Policy GM 1.11 also establishes the authority to withhold discretionary approval for projects out of compliance with those standards. As such, there would not be a significant impact resulting from the provision of law enforcement services.  As such, impacts to the level of service for police are considered self-mitigating because of the requirements of the City to withhold discretionary approval for projects that do not comply with threshold standards.	No mitigation required.	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>PUBLIC FACILITIES AND SERVICES: Result in the inability for the City to provide an adequate schools in accordance with the adopted standards and thresholds.</b>													
<p>The proposed General Plan Update will result in increased population in each of the Update areas of the city. Demand for schools will continue to increase as the population of the city increase. Increasing the number of elementary, middle school, and high school students will result in the need for additional schools.</p> <p>Provision of school facilities is the responsibility of the school district when additional demand warrants. The legislation provides that the statutory fees are the exclusive means of considering as well as mitigating for school impacts. It does not just limit the mitigation that may be required, but also limits the scope of review and the findings to be adopted for school impacts. Once the statutory fee is imposed, the impact will be mitigated because of the provision that statutory fees constitute full and complete mitigation [Government Code 65995(b)].</p> <p>The proposed GPU does not result in the inability of the public school system to provide adequate schools because Policies PFS 9.1, 9.3, 10.1, and 10.3 and Objective GM 1 facilitate the provision of adequate schools.</p>	No mitigation required.	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant
<b>PUBLIC FACILITIES AND SERVICES: Result in the inability for the City to provide libraries in accordance with the adopted standards and thresholds.</b>													
<p>Currently, there are insufficient existing libraries in the city to meet the 500 square feet per 1,000 population standard. Adoption of the General Plan would generate increased demand for library facilities. Objective GM 1 would ensure that libraries are provided concurrent with need. The application of Policies GM 1.9 and GM 1.11 would ensure that major development projects are not approved if these facilities are inadequate.</p> <p>The requirement for provision of 500 square feet of library space per 1,000 people for new development will be ensured through the application of Objective GM 1. As such, there is no significant impact to libraries from the adoption of the Preferred Plan or any of the Scenarios, in essence, it is self mitigating.</p>	No mitigation required.												

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>PUBLIC FACILITIES AND SERVICES: Result in the inability for the City to provide park and recreation facilities in accordance with the adopted standards and thresholds.</b>													
The Chula Vista Municipal Code, Section 17.10 (the Park Development Ordinance – PDO) applies a standard of 3 acres of park land for every 1,000 people to all new development. Since the park demand forecast as resulting from the adoption of the Plan or any of the Scenarios results from population associated with new development, compliance with the PDO assures provision of 3 acres of dedicated park land for every 1,000 people for all new development. As a result, there is no significant impact to parks as a result of the adoption of the proposed General Plan Update.	No mitigation required.	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant
<b>PUBLIC UTILITIES: Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects</b>													
All four scenarios propose to increase development potential in each update area of the city. This increased demand for water would require corresponding improvements to treatment and distribution facilities. Significant impacts could occur as a result of the construction of these projects. At this level of planning, the extent of those effects is speculative because the nature and location of those improvements have not been determined. This is a significant adverse impact.	Because the extent of the effects of improving infrastructure and because the nature and location of those improvements have not been determined, no mitigation measures can be identified.	Significant	None Available	Significant	Significant	None Available	Significant	Significant	None Available	Significant	Significant	None Available	Significant
<b>PUBLIC UTILITIES: Require new or expanded facilities to meet projected needs.</b>													
Adoption of the proposed General Plan will increase demand for water services. Table 5.14-2 of this EIR provides a comparison of the increase in demands for water relative to the adopted General Plan in the year 2030 for each of the scenarios.  Although, for larger projects, future review would require conformance to SB 610 and SB221, at this time it is not possible to state conclusively that sufficient water supplies would be available for individual projects facilitated by adoption of the proposed General Plan. Because contracts for water do not currently exist for the buildout condition of the City, the potential lack of an adequate water supply is a significant adverse impact.	5.14-1 For any residential subdivision with 500 or more units or any commercial project of over 500,000 square feet, any CEQA compliance review shall include demonstration of compliance with the requirements of SB 610.  5.14-2 For any residential subdivision with 500 or more units, any CEQA compliance review shall include demonstration of compliance with the requirements of SB 221.	Significant	5.14-1 and 5.14-2	Significant	Significant	5.14-1 and 5.14-2	Significant	Significant	5.14-1 and 5.14-2	Significant	Significant	5.14-1 and 5.14-2	Significant



TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>PUBLIC UTILITIES: Result in the proposed General Plan Update being inconsistent UWMP prepared by the San Diego County Water Authority.</b>													
The SDCWA has developed the UWMP and updates it every five years using SANDAG’s regional growth forecasts. The UWMP does not ensure adequate supply. Because mitigation is outside jurisdiction of the city, the impacts remain significant and unmitigated.  Because the water supply forecasts are based on the regional growth forecasts conducted by SANDAG and because the regional growth forecasts rely on the adopted general plans, amending the General Plan to increase population densities will, necessarily, result in the water supply forecast to be inconsistent with the adopted plan. This is a significant water supply impact.	Mitigation is outside the jurisdiction of the city, therefore, impacts remain significant and unmitigated.	Significant	None Available	Significant	Significant	None Available	Significant	Significant	None Available to the city.	Significant	Significant	None Available to the city.	Significant

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>PUBLIC UTILITIES: Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve projected demand in addition to the provider’s existing commitments</b>													
Chula Vista owns capacity in the METRO, which provides conveyance of City wastewater flows. Projected future flows generated by buildout of the current General Plan will exceed the City’s current capacity. The General Plan Update would result in an incremental increase in population throughout the city. Increasing population will place additional demand on sewer services.  Each of the Scenarios and the Preferred Plan will require improvements to the collection system. As detailed in Appendix I, the Main Street Sewer, Industrial Avenue Sewer, and the G Street Sewer each have reaches with depth to diameter ratios of greater than 0.85 under the Preferred Plan and each of the Scenarios. While it is the intent of the City to ensure that services are provided concurrent with need, the provision of sewer services is not solely within their authority. While the City is in the process of acquiring additional capacity from Metro, that acquisition has not yet been finalized.  Adoption of the Preferred Plan or Scenarios 1, 2, or 3 would not result in a significant impact because Policies PFS 1.1, PFS 1.5, GM 1.9, and GM 1.11 of the proposed General Plan Update require that major development projects prepare a public facilities financing plan that provides facilities and identifies funding mechanisms at the time of need. These policies also provide the authority to withhold discretionary approvals and subsequent building permits from projects that are out of compliance with threshold standards established by the City. Implementation of Policies GM 1.1, 1.5, 1.9 and GM 1.11, avoid impacts resulting from completion of infrastructure. As such impacts to wastewater are in essence self-mitigated and not significant.	No mitigation required.	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>PUBLIC UTILITIES: Be served by a landfill with insufficient permitted capacity to accommodate the project’s solid waste disposal needs</b>													
The General Plan area would be served by the Otay Landfill. Using the average rate of daily disposal and assuming the additional population at buildout of the proposed General Plan and no additional recycling programs are implemented, the Otay Landfill has sufficient capacity for approximately 25 years. Since there is sufficient capacity to accommodate projected population at buildout of any of the alternatives, there is no significant impact to integrated waste management services.	No mitigation required.	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant
<b>HAZARDS: Create a significant hazard to the public or the environment through the routine transport, use, disposal or accidental release of hazardous materials</b>													
<p>The City of Chula Vista contains several known and listed hazardous sites of potential environmental concern. Future development consistent with the proposed General Plan Update may result in significant impacts if such development allows greater contact between humans and hazards.</p> <p>Development in accordance with the proposed plan will be completed in compliance with policies in Objectives EE 19 and 20, which assure that new development will not be approved if there is the potential for hazardous materials use and transport to affect residents. Implementation of these policies is assured through accordance with CEQA as indicated in Policy EE 20.2. Therefore, impacts are not significant.</p>	No mitigation required.	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>HAZARDS: Place potential emitters of hazardous or acutely hazardous materials or substances</b>													
Approximately 492 potential emitters of hazardous materials were identified within the city. Land uses such as schools are particularly sensitive. Any new designation associated with the proposed General Plan which would bring additional people into contact with hazardous waste would be a significant impact.  Proposed Policy EE 19.1 provides that development proposals for hazardous waste storage, collection, treatment, disposal, and transfer facilities will only be considered if they are located within a designated “General Area” and meet specific siting, design, and operating criteria established by the Chula Vista Zoning Code and pursuant to the established City siting criteria guidelines. The proposed General Plan Update would revise the “General Areas” map to coincide with the proposed industrial land use designations of the Preferred Plan and reflect non-industrial uses that have been developed on industrially designated lands subsequent to the adoption of the General Plan in 1989. By limiting the location for potential emitters to general areas and by designing those areas in accordance with Policy 19.1, the adoption of the proposed General Plan would avoid placement of potential emitters of hazardous or acutely hazardous materials or substances in close proximity to sensitive receivers. Therefore, impacts are not significant.	No mitigation required.	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant
<b>HAZARDS: Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan</b>													
The proposed General Plan would increase population throughout the city. There are no objectives and policies contained in the proposed General Plan that would interfere with or impair implementation of an adopted emergency response or evaluation plan.  Implementation of Policy EE 19.1 avoids potential impacts by requiring special design features and/or on-site emergency services where deemed necessary to facilitate the adequate handling of hazardous materials accidents. Therefore, impacts to adopted emergency response or evacuation plans are self-mitigating and not significant.	No mitigation required.	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>HAZARDS: Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands</b>													
Since Chula Vista receives limited precipitation, the potential for wildland fires represent a significant hazard within areas of the city in close proximity to wildland fuels, particularly in eastern Chula Vista. However, in accordance with Policy EE 16.1, implementing appropriate techniques, consistent with the Chula Vista MSCP Subarea Plan and the City’s Urban-Wildland Interface Code, would reduce hazards to an acceptable level. Therefore, impacts are not significant.	No mitigation required.	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant
<b>MINERAL RESOURCES: Loss of availability of a valuable mineral resource</b>													
There are no “regionally significant” MRZ-2 aggregate resource areas in western Chula Vista and no mining activities are currently occurring Significant MRZ-2 zones occur along the Otay River valley and mining operations could conflict with nearby existing or proposed uses. Significant mineral resources occur in eastern Chula Vista, along the Otay River Valley (see Figure 5.16-1). Because of the limited area affected by the land use recommendation, it is not anticipated that development of this portion of the MRZ-2 in accordance with the Open Space Active Recreation designation would prevent the extraction of a valuable mineral resource.  Potential impacts to important mineral resources resulting from mineral extraction in areas adjacent to MSCP preserve lands that are completed in conformance with the proposed General Plan Update are self-mitigating because the plan contains Policies EE 5.1 and 5.3, that require permit applications for proposed mineral resource extraction are consistent with the Chula Vista MSCP Subarea Plan (Policy EE 5.1) and that approved reclamation plans fully comply with requirements of the Chula Vista MSCP Subarea Plan, Chula Vista Greenbelt Master Plan, Otay Valley Regional Park Concept Plan, and all other applicable plans regarding the restoration of biological habitats and the creation of trails and parkland (Policy EE 5.3). Therefore, implementation of Policies EE 5.1 and EE 5.3 will avoid significant impacts to the availability of valuable mineral resources.	No mitigation required.	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant

TABLE 1-3  
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS  
(continued)

		Preferred Plan			Scenario 1			Scenario 2			Scenario 3		
Impact	Mitigation	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM	SBM	MM	SAM
<b>Housing and Population: Substantial population growth</b>													
The Preferred Plan and all three Scenarios would result in a substantial increase in the population of Chula Vista because it would accommodate growth that may occur locally. It is, therefore, considered growth inducing. This is considered a significant impact. West of I-805, the proposed General Plan Update would direct that growth to developed areas of the City. East of I-805 the potential increase in population would occur in areas not currently developed. The environmental impacts associated with this increased population are discussed in the individual topical sections of this report. Impact to issues, such as traffic, air quality, noise, community character, land use, utilities and services, cultural and biological resources, geology and soils, and energy due to population and housing increases from the adoption of the Preferred Plan and all three Scenarios are discussed in the Sections 5.1 through 5.16 and Chapter 7 of this document.	No mitigation is available to avoid substantial population growth because adoption of the Preferred Plan or any of the Scenarios will result in that potential increase.	Significant	None Available	Significant	Significant	None Available	Significant	Significant	None Available	Significant	Significant	None Available	Significant
<b>Housing and Population: Displaces substantial numbers of existing houses necessitating the construction or replacement of housing elsewhere</b>													
The displacement of housing as evaluated relative to Threshold 2 is not a significant impact because the housing will not need to be constructed elsewhere. Housing that may be removed by individual projects completed in compliance with the Preferred Plan or any of the Scenarios does not necessitate the construction of housing elsewhere because the proposed plan increases the number of housing units accommodated within the General Plan area. The number of units planned for all scenarios increases relative to the existing condition.	No mitigation required.	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant
<b>Housing and Population: Displaces substantial numbers of people necessitating the construction or replacement of housing elsewhere</b>													
The displacement of people as evaluated relative to Threshold 3 is not a significant impact because the housing will not need to be constructed elsewhere. The displacement is not considered a significant impact because the numbers of units planned in the update areas are sufficient to accommodate the affected population.	No mitigation required.	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant	Not Significant	None Required	Not Significant

TABLE 1-4  
COMPARISON OF PROJECT ALTERNATIVES

Environmental Issue	No Project Alternative	Reduced Project Alternative	Community Character Alternative	Reduced Traffic Impact Alternative
Land Use	<p>The No Project Alternative would result in a lower far than the Preferred Plan and each of the scenarios for the Urban Core and therefore, have a reduction in the community character impacts. Mitigation measures identified for the Preferred Plan and each of the Scenarios would also be applicable to this alternative and would reduce the impacts to below a level of significance. The mass and heights of buildings in the area would decrease which would be more likely to maintain the current community character over the Preferred Plan or any of the Scenarios.</p>	<p>The Reduced Project Alternative reduces the intensity of housing, commercial, and industrial uses as well as increases open space and park uses over that of the Preferred Plan. This reduction decreases the intensity of land uses allowing for design features, integration of uses, and height/intensity objectives and policies to be met easier. However, the Reduced Project Alternative is similar to the Preferred Plan in the types and location of land uses, therefore, as with the proposed General Plan Update, the potential for incompatibilities between land uses would exist.</p>	<p>This alternative would reduce the impacts to community character compared to the Preferred Plan or any of the Scenarios. The mass and heights of buildings in the area would decrease which would be more likely to maintain the current community character over the Preferred Plan or any of the Scenarios. The reduction from High-rise to Mid-rise buildings would occur in the H Street Focus Area, the Eastern Urban Center, the E Street Visitor Focus Area, and the H Street Gateway Focus Area. Reductions from Mid-rise to Low-rise would occur in other areas of change throughout the Northwest and Southwest Planning Areas and the also the Eastern Urban Center of Otay Ranch. This reduction would reduce any adjacency impacts due to the placement of High-rise buildings next to existing single family, one-story residences. Reducing these building heights has the potential to retain the traditional character of the Downtown area and increase the compatibility with surrounding properties compared to the Preferred Plan and each of the Scenarios.</p>	<p>The Reduced Traffic Impact Alternative results in the same land use impacts as the Preferred Alternative and Scenario 1. It has fewer impacts than Scenarios 2 and 3 in that it avoids the effects resulting from placement of residential units adjacent to the Otay Landfill. The widening of the roads listed in Table 11.5 could significantly affect community character, particularly in the developed areas in western Chula Vista. The eastern roadways, including Otay Lakes Road, Olympic Parkway, and Eastlake Parkway, are large roadways and their widening would have less an effect on community character. Homes and businesses are at a greater distance from these streets than roads in older neighborhoods. As with the Preferred Plan and each of the Scenarios, land use impacts associated with community character would be significant and unmitigated as a result of the adoption of the Reduced Traffic Impact Alternative.</p>
Landform Alteration/ Aesthetics	<p>As with the proposed General Plan Update, implementation of the adopted General Plan would result in significant impacts related to Landform Alteration/Aesthetics. Landform alteration/aesthetics is addressed in the Land Use and Conservation and Open Space Elements, as well as the Community Area Plans, of the adopted General Plan. These elements provide objectives and policies that would be implemented as part of future development to minimize aesthetic impacts. The No Project Alternative does not limit the building footprint and therefore, an equivalent amount of landform alteration and aesthetic impacts are anticipated. Implementation of this alternative would have a significant impact to landform alteration/aesthetics. Mitigation measures identified for the Preferred Plan and each of the Scenarios would also be applicable to this alternative and would reduce the impacts, but not to below a level of significance.</p>	<p>The Reduced Project Alternative does not reduce the footprint or location of development or change the nature of the projects that could be permitted within in the General Plan Area, however, the alternative would lessen the aesthetic effects relative to the Preferred Plan or any of the Scenarios because there are lower densities proposed with the Reduced Project Alternative. As with the Preferred Plan and each of the Scenarios, the objectives and policies do not completely mitigate the impact because development standards have not been developed. Specific development standards are developed through subsequent planning actions. Without those standards, mitigation of impacts for the Reduced Project Alternative remains significant.</p> <p>A significant landform impact was identified for the East Planning Area and mitigation was identified. Because the Reduced Project Alternative reduces density and not the footprint of potential development, this impact remains the same and the specified mitigation is still required (see Section 5.2.5.2). Implementation of mitigation measure 5.2-1 would reduce significant landform alteration and aesthetics impacts associated with the Reduced Project Alternative; however, the open, rolling hills would be permanently altered by development and the impact would remain significant and unmitigated.</p>	<p>Implementation of the Community Character Alternative would reduce the impacts related to Landform Alteration/Aesthetics compared to the Preferred Plan and each of the Scenarios. This alternative would reduce the heights and bulk of development throughout the General Plan area. This alternative would comply with the objectives and policies of the General Plan Update, which would be implemented as part of future development to reduce aesthetic impacts, however not to below a level of significance. The ultimate effect on these issues would be based largely on the design of the development ultimately approved for the area, therefore, impacts would remain significant because implementation of the objectives and policies require subsequent planning and design standards that are not available at this stage in the planning process. At such time that specific development standards are developed through subsequent planning and zoning actions, these effects may be avoided.</p>	<p>Implementation of the Reduced Traffic Impact Alternative would increase the significant impacts related to Landform Alteration/Aesthetics compared to the Preferred Plan because this alternative increases the roadway widths throughout the General Plan area. This would have an effect on the character in areas of the built environment and could substantially alter existing scenic resources. In open areas, there is the potential that future development of these increased road segments to impact important scenic resources. While this alternative would reduce traffic-related impacts it would increase impacts upon landform and aesthetics compared to the Preferred Plan and each of the Scenarios.</p>

TABLE 1-4  
COMPARISON OF PROJECT ALTERNATIVES  
(continued)

Environmental Issue	No Project Alternative	Reduced Project Alternative	Community Character Alternative	Reduced Traffic Impact Alternative
Biological Resources	The MSCP Subarea Plan was adopted as a part of the General Plan. As with the General Plan Update, Regulations would be imposed to all future projects by state and federal resource agencies to provide additional assurances that impacts would not be significant. Therefore, implementation of the adopted General Plan would not result in significant impacts to biological resources.	The Reduced Project Alternative’s direct impacts to sensitive biological resources would be less than the proposed General Plan Update. This alternative would not allow development within Wolf Canyon and would provide more parks and open space lands throughout the General Plan area. As with the proposed project, the Reduced Project Alternative would be required to comply with the Chula Vista MSCP Subarea Plan. Regulations would be imposed to all future projects by state and federal resource agencies to provide additional assurances that impacts would not be significant. Therefore, implementation of the Reduced Project Alternative would not result in significant impacts to biological resources.	The Community Character Alternative’s direct impacts to sensitive biological resources would be similar to the proposed General Plan Update. As with the proposed project, this alternative would be required to comply with the Chula Vista MSCP Subarea Plan, which provides comprehensive long-term habitat conservation to address the needs of multiple species and the preservation of natural vegetation communities for lands within the city and sphere of influence boundaries. Regulations would be imposed to all future projects by state and federal resource agencies to provide additional assurances that impacts would not be significant. Similar to the Preferred Plan and Scenarios 1 and 3, implementation of the Community Character Alternative would not result in significant impacts to biological resources. Scenario 2 proposed to place residential development within Wolf Canyon, and to designate portions of the Otay Valley District in an area specified as Active Recreation for commercial and residential use. These uses are not compatible with the MSCP and the RMP. The Community Character Alternative is consistent with the MSCP and the RMP.	The Reduced Traffic Impact Alternative’s direct impacts to sensitive biological resources has the potential to be greater compared to the Preferred Plan and each of the Scenarios. The increase widths to roadway segments in the undeveloped portions in the East Planning area particularly along Main Street and Olympic Parkway could increase the impact to biological resources compared to the Preferred Plan. Additional lanes on roadways have increases in width. An average lane width is 12 feet, with corresponding additional improvements. By increasing a roadway by 12 to 24 feet, the potential for additional impacts is similarly increased.
Cultural Resources	As with the proposed General Plan update, implementation of the adopted General Plan has the potential to result in significant impacts related to cultural resources. Cultural resource studies and review would be required as part of the environmental review of all future projects to reduce the potential impacts to cultural resources to below a level of significance.	As with the proposed General Plan Update, implementation of the Reduced Project Alternative has the potential to result in significant impacts related to cultural resources. Cultural resource studies review would be required as part of the environmental review of all future projects to reduce the potential impacts to cultural resources to below a level of significance.	Implementation of the Community Character alternative would reduce the impacts to historic character of Downtown on Third Avenue compared to the Preferred Plan or any of the Scenarios. The reduction in bulk and scale of buildings near historic resources would lessen the potential for an adverse effect on the historic context. All other cultural resource impacts associated with the Community Character Alternative would be similar to impacts associated with the preferred project. Mitigation measures identified for the Preferred Plan and each of the Scenarios would also be applicable to this alternative. Compliance with the policies associated with Objectives LUT 12 and EE 9 and the Mitigation Measures 5.4-1 would reduce the impact to cultural resources resulting from the adoption of the Community Character alternative to below a level of significance.	Implementation of the Reduced Traffic Impact Alternative would increase the impacts to Cultural Resources compared to the Preferred Plan and each of the Scenarios. Mitigation measures identified for the Preferred Plan would also be applicable to this alternative. Compliance with the policies associated with Objectives LUT 12 and EE 9 and the Mitigation Measures 5.4-1 would reduce the impact to cultural resources resulting from the adoption of the Community Character alternative to below a level of significance.



TABLE 1-4  
COMPARISON OF PROJECT ALTERNATIVES  
(continued)

Environmental Issue	No Project Alternative	Reduced Project Alternative	Community Character Alternative	Reduced Traffic Impact Alternative
Paleontological Resources	As with the proposed General Plan update, implementation of the adopted General Plan has the potential to result in significant impacts related to paleontological resources. Cultural resource studies and paleontological review would be required as part of the environmental review of all future projects to reduce the potential impacts to cultural resources to below a level of significance.	As with the proposed General Plan Update, implementation of the Reduced Project Alternative has the potential to result in significant impacts related to paleontological resources. Cultural resource studies and paleontological review would be required as part of the environmental review of all future projects to reduce the potential impacts to cultural resources to below a level of significance.	Impacts associated with the Community Character Alternative would be similar to impacts associated with the proposed project. Mitigation measures identified for the Preferred Plan and each of the Scenarios would also be applicable to this alternative and would reduce the impacts to below a level of significance.	Implementation of the Reduced Traffic Impact Alternative would increase the impacts to Paleontological Resources compared to the Preferred Plan and each of the Scenarios. Mitigation measures identified for the Preferred Plan would also be applicable to this alternative and would reduce the impacts to below a level of significance.
Geology and Soils	Implementation of the adopted General Plan has the potential to result in significant impacts related to geology and soils. Future development would be exposed to geological hazards associated with seismic events, liquefaction, and expansive soils. Potential impacts resulting from geologic hazards would be reduced below a level of significance through project-specific design measures, including compliance with the requirements of the governing jurisdictions, building codes (e.g., Title 24 of the California Code of Regulations, and the UBC). Additionally, a comprehensive, site-specific soil and geologic evaluation shall be conducted for all future projects to determine potential hazards and site conditions.	As with the proposed General Plan Update, implementation of the Reduced Project Alternative is self-mitigating as it relates to geology and soils. Under this alternative, development would still occur throughout the General Plan area, but the density would be less intense. Future development would be exposed to geological hazards associated with seismic events, liquefaction, and expansive soils. Potential impacts resulting from geologic hazards would be reduced below a level of significance through project-specific design measures, including compliance with the requirements of the governing jurisdictions, building codes (e.g., Title 24 of the California Code of Regulations, and the UBC). Additionally, a comprehensive, site-specific soil and geologic evaluation shall be conducted for all future projects to determine potential hazards and site conditions.	Implementation of this alternative would result in a similar level of impact to geological and soils resources as the Preferred Plan and each of the scenarios. Under this alternative, development would still occur throughout the General Plan area, but the density would be less intense. The goals, objectives, and policies associated with geology and soils would also be applicable to this alternative, and would reduce the impact to below a level of significance.	Implementation of this alternative has the potential to result in an increase to geological and soils resources as the Preferred Plan and each of the Scenarios. Under this alternative, more impacts from the development of new roadways and improvements of existing roadways would occur throughout the General Plan area. Development would still occur under this alternative and geological resources would still be impacted. The goals, objectives, and policies associated with geology and soils would also be applicable to this alternative, and would reduce the impact to below a level of significance.
Water Resources/ Water Quality	As with the proposed General Plan Update, implementation of the adopted General Plan has the potential to result in significant impacts related to water resources and quality. Future development would increase runoff by increasing the impermeable surface area in the city. Adherence to water quality control measures required by the Regional Water Quality Control Board and the City’s SUSMP and JURMP would reduce the potential impacts to below a level of significance.	The impacts to water quality would be reduced over that of the Preferred Plan and each of the scenarios with the Reduced Project Alternative due to an increase of open space and park uses and less impermeable surface area. However, as with the Preferred Plan, implementation of the Reduced Project Alternative has the potential to result in significant impacts related to water resources and quality. Future development would increase runoff by increasing the impermeable surface area in the city. As with the Preferred Plan, and each of the Scenarios, implementation of the Reduced Project Alternative would avoid significant impacts by complying with Policies EE 2.2 through EE 2.7 and Objectives PFS 1 and 2.	The impacts to water quality would be similar to that of the Preferred Plan and each of the Scenarios with implementation of the Community Character Alternative. This alternative would reduce the height and bulk of the building; however, the footprint of impermeable surfaces would be similar to that of the Preferred Plan and each of the Scenarios. As with the Preferred Plan and each of the scenarios, adherence to water quality control measures required by the Regional Water Quality Control Board and the City’s SUSMP and JURMP would reduce the potential impacts to below a level of significance.	The impacts to water quality would be increased over that of the Preferred Plan and each of the Scenarios with implementation of the Reduced Traffic Alternative. This alternative would increase the development footprint of the roadways which would increase impermeable surfaces over that of the Preferred Plan. As with the Preferred Plan and each of the scenarios, adherence to water quality control measures required by the Regional Water Quality Control Board and the City’s SUSMP and JURMP would reduce the potential impacts to below a level of significance.

TABLE 1-4  
COMPARISON OF PROJECT ALTERNATIVES  
(continued)

Environmental Issue	No Project Alternative	Reduced Project Alternative	Community Character Alternative	Reduced Traffic Impact Alternative
Transportation	<p>The General Plan Update would allow additional traffic on area roadways over that of the Adopted Plan.</p> <p>The Preferred Plan for the proposed General Plan Update would impact 15 street segments compared to the adopted General Plan: 5 segments of which would create a new impact, and 7 of which would add to an existing impact. Under the Preferred Plan, 11 street segments would have a reduction in impact when compared to the adopted General Plan.</p> <p>Scenario 1 for the proposed General Plan Update would impact 18 street segments compared to the adopted General Plan. Under the Preferred Plan, 8 street segments would have a reduction in impact when compared to the adopted General Plan.</p> <p>Scenario 2 for the proposed General Plan Update would impact 18 street segments compared to the adopted General Plan. Under the Preferred Plan, 8 street segments would have a reduction in impact when compared to the adopted General Plan.</p> <p>Scenario 3 for the proposed General Plan Update would impact 19 street segments compared to the adopted General Plan. Under the Preferred Plan, 9 street segments would have a reduction in impact when compared to the adopted General Plan.</p> <p>The No Project Alternative has as great a traffic impact as the proposed General Plan Update because it does not represent an appreciable difference in overall impacts from the adopted General Plan.</p>	<p>The Reduced Project Alternative would result in a decrease in the amount of trips generated by the project. The significant traffic impacts associated with the General Plan Update would be reduced but would not be avoided. Because the significant traffic impacts are cumulative, as with the Preferred Project and the Scenarios, implementation of the mitigation measures called for in Section 5.10.6 would lessen these impacts, but not to below a level of significance.</p>	<p>The decrease in height as specified in this alternative does not necessarily result in a decrease in density. As such it cannot be definitively stated that the Community Character Alternative would reduce traffic impacts as compared to the Preferred Plan or Scenarios 1,2, or 3. Therefore, it is assumed for the purposes of this analysis, the traffic impacts would not be reduced. Therefore, impacts from the Preferred Plan and all three Scenarios, and the Community Character Alternative would be significant. The required traffic mitigation measures would be the same for both the Reduced Project Alternative and the proposed General Plan Update. As with the Preferred Project and the Scenarios, implementation of the mitigation measures called for in Section 5.10.6 would lessen these impacts, but not to below a level of significance.</p>	<p>The Reduced Traffic Impact Alternative would reduce the significant traffic impacts compared to the Preferred Plan and each of the Scenarios/ Fifteen non-urban roadway segments were determined to have a significant impact after mitigation with the adoption of the Preferred Plan. Scenario 1 would impact 18 segments, Scenario 2 would impact 18 segments, and Scenario 3 would impact 19 segments. The Reduced Traffic Impact Alternative would upsize the classification of all roadways segments identified as being significantly impacted under the Preferred Plan and the three Scenarios to reduce these impacts. Increasing a four-lane major to a six-lane major results in an increase capacity of 10,000 ADT. It is anticipated that those roadways operating at LOS D under the Preferred Plan would operate at C or better under this alternative.</p>

TABLE 1-4  
COMPARISON OF PROJECT ALTERNATIVES  
(continued)

Environmental Issue	No Project Alternative	Reduced Project Alternative	Community Character Alternative	Reduced Traffic Impact Alternative
Air Quality	Because the adopted General Plan is consistent with the goals and objectives of the RAQS, implementation of the adopted plan would comply with the SANDAG TCM Plan and, therefore, would not result in significant air quality impacts. To the contrary, the proposed General Plan Update is not consistent with the goals and objectives of the RAQS, this is considered a significant adverse impact until the SANDAG TCM Plan is revised to reflect the General Plan update. Because the air basin is in federal non-attainment for Ozone and state non-attainment for PM 10, Ozone and PM 2.5, the potential increase in residential units for the No Project Alternative and the activities associated with population growth represents a significant air quality impact.	As with the proposed General Plan Update, the Reduced Project Alternative is not consistent with the goals and objectives of the RAQS, this is considered a significant adverse impact until the SANDAG TCM Plan is revised. Because the RAQS is the strategy for avoiding cumulative air quality impacts, these effects are considered significant and unavoidable. Because the air basin is in federal non-attainment for Ozone and state non-attainment for PM 10, Ozone and PM 2.5, the potential increase in residential units and the activities associated with population growth represents a significant air quality impact.	Impacts to air quality are closely associated with the number and length of vehicle trips on area roadways, as well as the flow of traffic on those roads. As with transportation, the decrease in height as specified in this alternative does not necessarily result in a decrease in density, and, as such it cannot be assumed that the it would reduce air quality impacts as compared to the Preferred Plan or Scenarios 1,2, or 3. Therefore, it is assumed for the purposes of this analysis that because traffic impacts are not reduced, air quality impacts would also not be reduced. In addition, This alternative is not consistent with the goals and objectives of the RAQS. Similar to the proposed project, this is considered a significant adverse impact until the SANDAG TCM Plan is revised. Because the RAQS is the strategy for avoiding cumulative air quality impacts, these effects are considered significant and unmitigated.	Development of the Reduced Traffic Impact Alternative has the potential to result in a reduction of significant air quality impacts compared to the Preferred Plan and each of the Scenarios. The Reduced Traffic Impact Alternative would increase the roadway widths of 20 street segments throughout the General Plan area. This would improve traffic flow and increase the speed. This improved flow would increase turbulence around the roadway and could result in fewer hot spots than the Preferred Plan and each of the Scenarios. All other air quality impacts associated with this alternative would be similar to impacts associated with the Preferred Plan and each of the Scenarios. This alternative is not consistent with the goals and objectives of the RAQS. Similar to the proposed project, this is considered a significant adverse impact until the SANDAG TCM Plan is revised. Because the RAQS is the strategy for avoiding cumulative air quality impacts, these effects are considered significant and unavoidable. Because the air basin is in federal non-attainment for Ozone and state non-attainment for PM 10, Ozone and PM 2.5, the potential increase in residential units and the activities associated with population growth represents a significant air quality impact.

TABLE 1-4  
COMPARISON OF PROJECT ALTERNATIVES  
(continued)

Environmental Issue	No Project Alternative	Reduced Project Alternative	Community Character Alternative	Reduced Traffic Impact Alternative
Noise	As with the proposed General Plan Update, development of the adopted General Plan has the potential to result in significant noise impacts. Development under the adopted General Plan would equate to the increase in allowable density along highways and major arterials, adjacent to rail, and within the airport influence area of Brown Field. As with the proposed General Plan Update, all future projects with the potential to generate noise in excess of the specified limits shall be required to complete a noise analysis to the satisfaction of the Environmental Review Coordinator to reduce any noise impacts to below a level of significance.	As with the proposed General Plan Update, development of the Reduced Project Alternative has the potential to expose sensitive receivers to undesirable noise levels. Development would equate to the increase in allowable density along highways and major arterials, adjacent to rail, and within the airport influence area of Brown Field. Lessening the noise levels in these areas would require a lot-by-lot review of potential exterior use areas and an evaluation of the acoustical performance of each building exposed to the increase. The exterior analysis would assess the feasibility of reducing noise levels to outdoor use areas and the interior review would require consideration of the effectiveness of existing windows and doors, the adequacy of existing construction, and the need for retrofit. Since this level of analysis is infeasible at the General Plan stage, direct impacts remain significant and not mitigated under the Reduced Project Alternative.	<p>Without a reduction in traffic volumes, there would not be a reduction in noise resulting from traffic on area roadways. As such, the Community Character Alternative would does not result in a reduced noise impact relative to the Preferred Plan or any of the Scenarios.</p> <p>As with the proposed General Plan Update, a significant impact will occur to existing receivers adjacent to circulation element roadways where traffic volumes are projected to result in noise level increases of more than 3 decibels. Lessening the noise levels in these areas would require a lot-by-lot review of potential exterior use areas and an evaluation of the acoustical performance of each building exposed to the increase. The exterior analysis would assess the feasibility of reducing noise levels to outdoor use areas and the interior review would require consideration of the effectiveness of existing windows and doors, the adequacy of existing construction, and the need for retrofit. Since this level of analysis is infeasible at the General Plan stage, direct impacts remain significant and not mitigated under the Community Character Alternative.</p>	Development of the Reduced Traffic Impact Alternative has the potential to result in an increase in significant noise impacts compared to the Preferred Plan. This alternative would increase the roadway widths of 29 street segments throughout the General Plan area, increasing the speed on those roadways. The increase in speed would have a corresponding increase in noise. Widening the roadway could, potentially, bring the noise source closer to a sensitive receiver as well. The Reduced Traffic Impact Alternative will have a greater impact on noise than the Preferred Plan and all three Scenarios, therefore, impacts remain significant and not mitigated under this alternative.

TABLE 1-4  
COMPARISON OF PROJECT ALTERNATIVES  
(continued)

Environmental Issue	No Project Alternative	Reduced Project Alternative	Community Character Alternative	Reduced Traffic Impact Alternative
Public Services and Utilities	As with the proposed General Plan Update, development of the adopted General Plan has the potential to result in significant impacts to Public Services and Utilities. The adopted General Plan provides policies and guidelines for the provision of public services and utilities in Chula Vista. While the No Project Alternative would comply with the policies and guidelines for the provision of public services and utilities in Chula Vista, and would avoid significant adverse service and utility impacts, the absence of long term supply contracts for water and energy represent a significant and unmitigable impact.	The Reduced Project Alternative would be required to comply with the policies and guidelines for the provision of public services and utilities in Chula Vista, and would, thereby, avoid significant adverse service and utility impacts to water facilities, wastewater, school service, libraries, police and fire protection, and park and recreation. While the Reduced Project Alternative would reduce demand for Public Services and Utilities resources, as with the proposed Preferred Plan and each of the Scenarios, development of the Reduced Project Alternative has the potential to result in significant impacts to water supply and energy supply because of the absence of long term supply contracts for water and energy. The required mitigation measures and the policies and guidelines for the provision of public services and utilities in Chula Vista identified for the Preferred Plan and each of the Scenarios would also be applicable to this alternative, however, because of the absence of long-term supply contracts for water and energy, the impact remains significant and unmitigated.	<p>Development of the Community Character Alternative would reduce the impacts to Public Services and Utilities compared to the Preferred Plan and each of the scenarios. .The decrease in height as specified in this alternative does not necessarily result in a decrease in density. As such it cannot be definitively stated that the Community Character Alternative would reduce impacts to public services or utilities as compared to the Preferred Plan or Scenarios 1,2, or 3. Therefore, it is assumed for the purposes of this analysis, the service and utilities impacts would not be reduced.</p> <p>As with the proposed Preferred Plan and each of the Scenarios, development of the Community Character Alternative has the potential to result in significant impacts to water supply and energy supply because of the absence of long-term supply contracts for water and energy. The required mitigation measures and the policies and guidelines for the provision of public services and utilities in Chula Vista identified for the Preferred Plan and each of the Scenarios would also be applicable to this alternative; however, because of the absence of long-term supply contracts for water and energy the impact remains significant and unmitigated.</p>	<p>Development of the Reduced Traffic Impact Alternative would result in similar impacts to Public Services and Utilities compared to the Preferred Plan. Thus, the significant water facilities and supply, sewer, wastewater, school service, police and fire protection, and park and recreation impacts identified for the proposed project would remain the same under this alternative. The mitigation measures and the policies and guidelines for the provision of public services and utilities in Chula Vista identified for the Preferred Plan and each of the Scenarios would also be applicable to this alternative.</p> <p>As with the proposed Preferred Plan and each of the Scenarios, development of this alternative has the potential to result in significant impacts to water supply and energy supply because of the absence of long-term supply contracts for water and energy. The required mitigation measures and the policies and guidelines for the provision of public services and utilities in Chula Vista identified for the Preferred Plan and each of the Scenarios would also be applicable to this alternative, however, because of the absence of long-term supply contracts for water and energy the impact remains significant and unmitigated.</p>
Parks and Recreation	As with the proposed General Plan Update, the adopted General Plan provides policies and guidelines for the development of parks in Chula Vista. Also included are polices regarding the Chula Vista Greenbelt, trails, bicycle ways and pedestrian-oriented street corridors linking community parks to the greenbelt and provide guidance for development of park facilities. Implementation of these policies would ensure that any parks and recreation impacts would be below a level of significance by implementation of the adopted General Plan.	The Reduced Project Alternative reduce impacts to parks and recreation because the alternative would allow for an increase of open space and park uses when compared to the Preferred Plan and each of the scenarios. As with the proposed General Plan Update, the Reduced Project Alternative would comply with the policies and guidelines for the development of parks in Chula Vista as well as the policies regarding the Chula Vista Greenbelt, trails, bicycle ways and pedestrian-oriented street corridors linking community parks to the greenbelt and provide guidance for development of park facilities. Implementation of these policies would ensure that any parks and recreation impacts would be below a level of significance.	The Community Character Alternative would have the same impacts to open space and park uses when compared to the Preferred Plan or any of the Scenarios. As with the proposed General Plan Update, this alternative would comply with the policies and guidelines for the development of parks in Chula Vista as well as the policies regarding the Chula Vista Greenbelt, trails, bicycle ways and pedestrian-oriented street corridors linking community parks to the greenbelt and provide guidance for development of park facilities. Implementation of these policies would ensure that any parks and recreation impacts would be below a level of significance.	The Reduced Traffic Alternative would have the same impacts to open space and park uses when compared to the Preferred Plan and each of the Scenarios. As with the proposed General Plan Update, this alternative would comply with the policies and guidelines for the development of parks in Chula Vista as well as the policies regarding the Chula Vista Greenbelt, trails, bicycle ways and pedestrian-oriented street corridors linking community parks to the greenbelt and provide guidance for development of park facilities. Implementation of these policies would ensure that any parks and recreation impacts would be below a level of significance.